

**(HCD 04/13)**

**LEGEND FOR EXPRESS TERMS:**

- 1. HCD proposes to amend Section 1101A “Application”, as follows:**

Proposed Express Terms – Revised 1 of 74 December 12, 2013  
 2013 CBC (Title 24, Part 2, Ch. 11A “Housing Accessibility”) – 2013 Intervening Code Adoption Cycle  
 Housing and Community Development (HCD)



10. Public housing as defined in Chapter 2 of this code is subject to provisions of the Division of the State Architect (DSA-AC) in Chapter 11B. See Chapter 11B.

Newly constructed covered multifamily dwellings, which can also be defined as public housing, may be subject to the requirements of Chapter 11A and Chapter 11B.

**1102A.2 Existing buildings.** The building standards contained in this chapter do not apply to the alteration, repair, rehabilitation or maintenance of multifamily dwellings constructed for first occupancy prior to March 13, 1991. ~~Public housing as defined in Chapter 2 of this code is subject to provisions of the Division of the State Architect (DSA-AC) See Chapter 11B.~~

Covered multifamily dwellings shall be maintained in compliance with the accessibility standards in effect at the time of construction. Apartments constructed prior to March 13, 1991, shall be maintained in compliance with the accessibility standards in effect at the time of construction.

Additions shall be subject to the requirements of this chapter, provided the addition, when considered alone, meets the definition of a covered multifamily dwelling, as defined in Chapter 2. New common use spaces serving existing covered multifamily dwellings shall be subject to the requirements of this chapter.

**Note:** For all existing public use areas, public accommodations and public housing, see Chapter 11B for provisions of the Division of the State Architect-Access Compliance (DSA-AC).

### **1102A.3 Multistory dwellings.**

**1102A.3.1** Multistory apartment or condominium dwellings in buildings with no elevator. This section shall apply to multistory dwelling units on the ground floor of buildings without elevators for which an application for a construction permit is submitted on or after July 1, 2005.

**Exception:** Carriage units as defined in ~~Section 1107A.3-C~~ Chapter 2 and regulated only by the Department of Housing and Community Development as referenced in Section 1.8.2.1.2.

At least 10 percent but not less than one of the multistory dwellings in apartment buildings with 3 or more dwelling units and/or condominiums with 4 or more dwelling units shall comply with the following:

1. The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests in Section 1150A.
2. At least one powder room or bathroom shall be located on the primary entry level, served by an accessible route and shall comply with the provisions in Division IV.
3. All rooms or spaces located on the primary entry level shall be served by an accessible route and shall comply with the provisions in Division IV. Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms or hallways.
4. Common use areas covered by this section shall be accessible as required by this chapter. Public use areas as defined in Chapter 2 of this code are subject to provisions of the Division of the State Architect (DSA-AC) and are referenced in Section 1.9.1.

The minimum number of multifamily dwelling units which must comply with this section shall be calculated using the total number of all multistory dwelling units in buildings on a site which are subject to this section. Any fraction thereof shall be rounded to the next highest whole number.

**1102A.3.2 Multistory dwelling units in buildings with one or more elevators.** Multistory dwelling units contained in buildings with elevators shall comply with this section. For multistory dwelling units in buildings with elevators, the story of the unit that is served by the building elevator is considered a ground floor and the primary entry floor to the unit and shall comply with the following:

1. At least 1 powder room or bathroom shall be located on the primary entry level.
2. At least 1 kitchen shall be located on the primary entry level.
- ~~2-3.~~ All rooms or spaces located on the primary entry level shall be served by an accessible route and shall comply with Division IV.

~~**1102A.4 Swimming pools.** Swimming pools and spas required to be accessible shall comply with the provisions of Section 1141A.~~

~~**1102A.5**~~ **1102A.4 Temporary restrictions.** During periods of partial or restricted use of a building or facility, the entrances used for primary access shall be accessible to and usable by persons with disabilities.

Authority Cited: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.3, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17927, 17928, 17959.6, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11 and 19990; and Government Code Section 12955.1.

Authority Cited: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.3, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17927, 17928, 17959.6, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11 and 19990; and Government Code Section 12955.1.



**SECTION 1108A**  
**GENERAL REQUIREMENTS FOR ACCESSIBLE PARKING AND EXTERIOR ROUTES OF TRAVEL**

**Notes:**

1. In addition to provisions of this division, exterior routes of travel that provide access to, or egress from, buildings for persons with disabilities shall also comply with Chapter 10.
2. ~~Public use areas, public accommodations, and public housing as defined in Chapter 2 of this code are subject to provisions of the Division of the State Architect (DSA-AC) and are referenced in Section 1.9.1.1.~~

**NOTE:**

Authority Cited: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.3, 17921.6, 17921.10, 17922, 17922.6, 17927, 17928, 17959.6, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11 and 19990; and Government Code Section 12955.1.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

---

---

**5. HCD proposes to amend Section 1109A “Parking Facilities”, as follows:**

**Division II — EXTERIOR FACILITIES**

**SECTION 1109A**  
**PARKING FACILITIES**

**1109A.1 Accessible parking required.** Each parking facility provided for covered multifamily dwellings and facilities (e.g., swimming pools, club houses, recreation areas and laundry rooms) that serve covered multifamily dwellings shall provide accessible parking as required by this section.

**1109A.2 Parking facilities.** Parking facilities shall include, but not be limited to, the following:

1. Garages
2. Private garages
3. Carports
4. Off-street parking (parking lots/spaces)

**1109A.2.1 Private garages.** Private garages accessory to covered multifamily dwelling units, shall be accessible as required in Section 1109A. Private garages include individual garages and multiple individual garages grouped together.

**Exception:** ~~An attached~~ A private garage attached to and directly serving a single covered multifamily dwelling unit, providing at least one of the following options:

1. A door leading directly from the covered dwelling unit, which immediately enters the garage. The door shall comply on both sides with Sections 1132A.3 through 1132A.9.
2. An accessible route of travel from the covered dwelling unit to an exterior door entering the garage.  
See Section 1132A.1 for requirements at both exit doors.
3. An accessible route of travel from the dwelling unit's primary entry door to the vehicular entrance at the garage.  
See Section 1132A.1 for requirements at the primary entry door.

**1109A.3 Required accessible parking spaces.** Accessible parking spaces shall be provided at a minimum rate of 2 percent of the covered multifamily dwelling units. At least one space of each type of parking facility shall be made accessible even if the total number exceeds 2 percent.

**1109A.4 Assigned accessible parking spaces.** When assigned parking spaces are provided for a resident or a group of residents, at least 2 percent of the assigned parking spaces serving covered multifamily dwelling units shall be accessible in each type of parking facility. At least one space of each type of parking facility shall be made accessible even if the total number exceeds 2 percent. When assigned parking is provided, signage as required by Section 1109A.8.8 shall not be required.

**1109A.5 Unassigned and visitor parking spaces.** When parking is provided for covered multifamily dwellings and is not assigned to a resident or a group of residents at least 5 percent of the parking spaces shall be accessible and provide access to grade-level entrances of covered multifamily dwellings and facilities (e.g., swimming pools, club houses, recreation areas, and laundry rooms) that serve covered multifamily dwellings. Accessible parking spaces shall be provided with signage as required by Section 1109A.8.8. Such signage shall not be blocked from view by a vehicle parked in the space.

**1109A.6 Requests for accessible parking spaces.** When assigned parking is provided, designated accessible parking for the dwelling unit shall be provided on request of residents with disabilities on the same terms and with the full range of choices (e.g., off-street parking, carport or garage) that are available for other residents.

**1109A.7 Location of accessible parking spaces.** The location of accessible parking spaces shall comply with the following:

1. Accessible parking spaces shall be located on the shortest possible accessible route to an accessible building, or covered multifamily dwelling unit entrance. All van accessible spaces may be grouped on one level of a multilevel parking facility.
2. When parking facilities are located adjacent to a building with multiple accessible entrances, accessible parking spaces shall be dispersed and located near the accessible building entrances.
3. When practical, the accessible route shall not cross lanes for vehicular traffic. When crossing vehicle traffic lanes is necessary, the accessible route shall be designated and marked as a crosswalk.
4. Parking facilities that do not serve a particular building shall have accessible parking spaces located on the shortest possible accessible route to an accessible pedestrian entrance of the parking facility.
5. Accessible parking spaces shall be located so that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own.

**Exception:** When the enforcement agency determines that compliance with this section or providing equivalent facilitation would create an unreasonable hardship, parking spaces may be provided which would require a person with physical disabilities to wheel or walk behind other than accessible parking spaces.

**1109A.8 Design and construction.** Accessible parking required by this section shall be designed and constructed in accordance with Section 1109A.

**1109A.8.1 Vertical clearances.** All entrances, exits and vehicular passageways to and from required accessible parking spaces within parking facilities, shall have a minimum vertical clearance of 8 feet 2 inches (2489 mm) from the floor to the lowest projection of the ceiling. Reflective warning signs complying with ~~Chapter 11B~~ Section 1143A for character height shall be installed at transitions from the 8 feet 2 inch ceiling to lower ceiling heights in vehicular passageways in the same parking level.

**1109A.8.2 Arrangement of parking spaces.** Parking spaces shall be arranged to comply with the following:

1. In each parking area, a bumper or curb shall be provided and located to prevent encroachment of cars over the required width of walkways.
2. Ramps, including curb ramps, shall not encroach into any accessible parking space or the adjacent loading and unloading access aisle.

**1109A.8.3 Slope of accessible parking spaces and access aisles.** Surface slopes of accessible parking spaces and access aisles shall be the minimum possible and shall not exceed 1/4 inch (6.35 mm) per foot (2.083-percent gradient) in any direction.

**1109A.8.4 Accessible parking space size.** Accessible parking spaces shall comply with Sections 1109A.8.5 and 1109A.8.6.

**1109A.8.5 Accessible single parking space.** Where accessible single spaces are provided, they shall be constructed in accordance with the following:

~~1. Single spaces shall be 14 feet (4267 mm) wide and lined to provide a 9-foot (2743 mm) wide parking area and a 5-foot (1524 mm) wide loading and unloading access aisle on the passenger side of the vehicle (see Figure 11A-2B) with the vehicle parked in the forward position.~~

1. Single spaces shall be 14 feet (4267 mm) wide minimum, and shall provide a 9-foot (2743 mm) wide parking area and a 5-foot (1524 mm) wide loading and unloading access aisle. Access aisles shall be permitted to be located on either side of the vehicle, and shall extend the full required length of the parking spaces they serve.
2. When more than one space is provided, two 9-foot (2743 mm) wide parking spaces may be lined on each side of a 5-foot (1524 mm) wide loading and unloading access aisle ~~(see Figures 11A-2A and 11A-2C).~~
3. The minimum length of each parking space shall be 18 feet (5486 mm).
4. The loading and unloading access aisle shall be marked by a border painted blue. Within the blue border, hatched lines a maximum of 36 inches (914 mm) on center shall be painted a color contrasting with the parking surface, preferably blue or white. The words "NO PARKING" shall be painted on the ground within each 5-foot (1524 mm) wide loading and unloading access aisle. This notice shall be painted in white letters no less than 12 inches (305 mm) high and located so that it is visible ~~to traffic enforcement officials~~ from the adjacent vehicular way.





"Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles may be reclaimed at \_\_\_\_\_ or by telephoning \_\_\_\_\_."

Blank spaces are to be filled in with appropriate information as a permanent part of the sign.

**1109A.8.8.2 Parking space marking.** In addition to the ~~above signage~~ requirements, ~~the surface of each accessible parking space shall have a surface identification duplicating complying with~~ either of the following ~~schemes~~:

~~1. By outlining or painting the stall or space in blue and outlining on the ground in the stall or space in white or suitable contrasting color the "International Symbol of Accessibility"; or,~~

1. The parking space shall be outlined or painted blue, and shall be marked with the "International Symbol of Accessibility" in white or a suitable contrasting color. The "International Symbol of Accessibility" shall be 36 inches (914 mm) wide by 36 inches (914 mm) high minimum, with the centerline 6 inches (152 mm) maximum from the centerline of the parking space, its sides parallel to the length of the parking space, and its lower side aligned with the end of the parking space.

~~2. By outlining the "International Symbol of Accessibility" in white on blue background. The "International Symbol of Accessibility" shall be located so that it is visible to a traffic enforcement officer when a vehicle is properly parked in the space and shall be 36 inches high by 36 inches wide (914 mm by 914 mm).~~

2. The parking space shall be marked with the "International Symbol of Accessibility", in white on a blue background, 36 inches (914 mm) wide by 36 inches (914 mm) high minimum in size. The centerline of the "International Symbol of Accessibility" shall be 6 inches (152 mm) maximum from the centerline of the parking space, its sides shall be parallel to the length of the parking space, and its lower side shall be aligned with the end of the parking space length.

**Note:** See Figures 11A-2A, 11A-2B and 11A-2C.

**NOTE:**

Authority Cited: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.3, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17927, 17928, 17959.6, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11 and 19990; and Government Code Section 12955.1.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

---

## **6. HCD proposes to amend Section 1110A "Exterior Accessible Routes", as follows:**

### **SECTION 1110A** **EXTERIOR ROUTES OF TRAVEL** **EXTERIOR ACCESSIBLE ROUTES**

**1110A.1 Exterior accessible route General.** When a building or portion of a building is required to be accessible or adaptable, an accessible route shall be provided to all portions of the building, accessible building entrances and between the building and the public way. The accessible route shall be the most practical direct route and to the maximum extent feasible, coincide with the route for the general public and building residents.

Exterior accessible routes shall be provided as follows:

~~1. Where more than one route of travel is provided, all routes shall be accessible.~~

~~2.~~ 1. At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking and accessible passenger loading and unloading zones, and public streets or sidewalks to the accessible building entrance they serve. Where more than one route of travel is provided, all routes shall be accessible.

~~3.~~ 2. At least one accessible route shall connect accessible buildings, facilities, elements and spaces that are on the same site. Accessible routes shall be provided between accessible buildings and accessible site facilities when more than one building or facility is located on a site.

4. 3. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces, elements, and covered multifamily dwelling units.
5. 4. An accessible route shall connect at least one accessible entrance of each covered multifamily dwelling unit with exterior spaces and facilities that serve the dwelling unit.
6. 5. Where elevators are provided for vertical access, all elevators shall be accessible. See Section 1124A.

**Note:** If the slope of the finished grade between covered multifamily dwellings and site arrival points, a public use or common use ~~facility~~ facilities (including parking) exceeds 1 unit vertical in 12 units horizontal (8.33-percent slope), or where other physical barriers (natural or artificial) or legal restrictions, all of which are outside the control of the owner, prevent the installation of an accessible route, an acceptable alternative is to provide access by a vehicular route, provided:

1. There is accessible parking on an accessible route for at least 2 percent of the covered multifamily dwelling units, and
2. Necessary site provisions such as parking spaces and curb ramps are provided at the public use or common use facility.

**1110A.2 Signs.** At every primary public entrance and at every major junction where the accessible route diverges from the circulation path along or leading to an accessible route, entrance or facility, there shall be a sign displaying the "International Symbol of Accessibility". Signs shall indicate the direction to accessible building entrances and facilities and shall comply with the requirements found in Section ~~4443A.2~~ 1143A.

**1110A.3 Flooring Floor and ground surfaces.** Floor and ground surfaces shall be stable, firm, and slip resistant. If carpet or carpet tile is used in a common-use area or public-use area on a ground or floor surface, it shall have firm backing or no backing. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. The maximum pile height shall be 1/2 inch (12.7 mm). Exposed edges of carpet shall be fastened to floor surfaces and have trim along the entire length of the exposed edge. Carpet edge trim shall comply with Section 1111A requirements for changes in level.

**1110A.3.1 Recessed doormats.** Recessed doormats shall be adequately anchored to prevent interference with wheelchair traffic.

**1110A.4 Exterior accessible routes over 200 feet.** Exterior accessible routes that exceed 200 feet (60 960 mm) in length shall comply with Section 1138A.1.2. (See Figure 11A-1L).

**NOTE:**

Authority Cited: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.3, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17927, 17928, 17959.6, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11 and 19990; and Government Code Section 12955.1.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

---

## **6A. No Change to Text of Sections 1111A and 1112A.**

### **SECTION 1111A CHANGES IN LEVEL ON ACCESSIBLE ROUTES**

**1111A.1 Changes in level not exceeding 1/2 inch.** Abrupt changes in level along any accessible route shall not exceed 1/2 inch (12.7 mm). When changes in level do occur, they shall be beveled with a slope no greater than 1 unit vertical in 2 units horizontal (50-percent slope). Changes in level not exceeding 1/4 inch (6.35 mm) may be vertical.

**1111A.2 Changes greater than 1/2 inch.** Changes in level greater than 1/2 inch (12.7 mm) shall be made by means of a sloped surface not greater than 1 unit vertical in 20 units horizontal (5-percent slope), or a curb ramp, ramp, elevator or platform (wheelchair) lift. Stairs shall not be part of an accessible route. When stairs are located along or adjacent to an accessible route they shall comply with Section 1115A for exterior stairways.

**SECTION 1112A**  
**CURB RAMPS ON ACCESSIBLE ROUTES**

**1112A.1 General.** Curb ramps within the boundary of the site shall be constructed at each corner of street intersections and where a pedestrian way crosses a curb. The preferred and recommended location for curb ramps is in the center of the crosswalk of each street corner. Where it is necessary to locate a curb ramp in the center of the curb return, the street surfaces shall be marked to identify pedestrian crosswalks, and the lower end of the curb ramp shall terminate within such crosswalk areas. Curb ramps do not require handrails.

**1112A.2 Obstructions.** Curb ramps shall be located or protected to prevent obstruction by parked cars. Built-up curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or the adjacent loading and unloading access aisle.

**1112A.3 Width of curb ramps.** Curb ramps shall be a minimum of 48 inches (1219 mm) in width.

**1112A.4 Diagonal curb ramps.** If diagonal (or corner-type) curb ramps have returned curbs or other well-defined edges, such edges shall be parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have a 48-inch (1219 mm) minimum clear space as shown in Figures 11A-3A through 11A-3M. If diagonal curb ramps are provided at marked crossings, the 48-inch (1219 mm) clear space shall be within the markings (see Figures 11A-3A through 11A-3M). If diagonal curb ramps have flared sides, they shall also have at least a 24-inch-long (610 mm) segment of straight curb located on each side of the curb ramp and within the marked crossing. See Figures 11A-3A through 11A-3M.

**1112A.5 Slope of curb ramps.** The slope of curb ramps shall not exceed 1 unit vertical to 12 units horizontal (8.33-percent slope) and shall lie, generally, in a single sloped plane. Transitions from ramps to walks, gutters or streets shall be flush and free of abrupt changes. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1 unit vertical to 20 units horizontal (5-percent slope) within 4 feet (1219 mm) of the top and bottom of the curb ramp.

If a curb ramp is located where pedestrians must walk across the ramp, then it shall have flared sides; the maximum slope of the flare shall be 1 unit vertical in 10 units horizontal (10-percent slope). Curb ramps with returned curbs may be used where pedestrians would not normally walk across the ramp. See Figures 11A-3A through 11A-3M.

**1112A.6 Level landing.** A level landing 48 inches (1219 mm) deep shall be provided at the upper end of each curb ramp over its full width to permit safe egress from the ramp surface, or the slope of the fanned or flared sides of the curb ramp, shall not exceed 1 unit vertical to 12 units horizontal (8.33-percent slope).

**1112A.7 Finish.** The surface of each curb ramp and its flared sides shall be stable, firm and slip-resistant and shall be of contrasting finish from that of the adjacent sidewalk.

**1112A.8 Border.** All curb ramps shall have a grooved border 12 inches (305 mm) wide at the level surface of the sidewalk along the top and each side approximately 3/4 inch (19 mm) on center. All curb ramps constructed between the face of the curb and the street shall have a grooved border at the level surface of the sidewalk. See Figures 11A-3A through 11A-3K.

**1112A.9 Detectable warnings.** See Chapter 11B.

---

---

**7. HCD proposes to amend Section 1113A “Walks and Sidewalks on Accessible Routes” as follows:**

**SECTION 1113A**  
**WALKS AND SIDEWALKS ON AN ACCESSIBLE ROUTES**

**1113A.1 Width and continuous surface.** Walks and sidewalks subject to this chapter shall have a continuous common surface, not interrupted by steps or by abrupt changes in level exceeding 1/2 inch (12.7 mm). (See Section 1111A).

Walking surfaces shall be stable, firm, and slip resistant, and shall comply with Section 1110A.3.

**1113A.1.1 Width.** Walks and sidewalks shall be a minimum of 48 inches (1219 mm) in width, except that walks serving an individual dwelling unit in covered multifamily buildings may be reduced to 36 inches (914 mm) in clear width except at doors.

**1113A.1.2 Surfaces.** ~~Surfaces shall be slip-resistant as follows:~~

- ~~1. Surfaces with a slope of less than 6 percent gradient shall be at least as slip-resistant as that described as a medium salted finish.~~
- ~~2. Surfaces with a slope of 6 percent or greater gradient shall be slip-resistant.~~

**1113A.1.3 1113A.1.2 Surface cross slopes.** Surface cross slopes shall not exceed 1/4 inch (6.35 mm) per foot 1 unit vertical in 48 units horizontal (2.083-percent slope) except when the enforcing agency finds that due to local conditions it creates an unreasonable hardship, the cross slope may be increased to a 1 unit vertical in 24 units horizontal maximum of 1/2 inch (12.7 mm) per foot (4.2-percent slope) for distances not to exceed 20 feet (6096 mm).

**1113A.2 Walks with continuous gradients.** All walks on an accessible route with continuous gradients shall have level areas at least 60 inches (1524 mm) in length at intervals of at least every 400 feet (122 m).

**1113A.3 Five percent gradient.** When the slope in the direction of travel of any walk on an accessible route exceeds 1 unit vertical in 20 units horizontal (5-percent slope), it shall comply with the ramp provisions of Section 1114A.

**1113A.4 Level areas.** ~~Walks on an accessible route shall be provided with a level area not less than 60 inches by 60 inches (1524 mm by 1524 mm) at a door or gate that swings toward the walk, and not less than 48 inches wide by 44 inches (1219 mm by 1118 mm) deep at a door or gate that swings away from the walk. See Section 1126A.3.2 for strike edge maneuvering space at doors or gate.~~

Walks on an accessible route shall be provided with a level area at each side of a door or gate. Level areas shall comply with the applicable requirements for maneuvering clearances at doors in Section 1126A.3.

**1113A.5 Smooth surface.** ~~The bottom 10 inches (254 mm) of all doors and/or gates except automatic and sliding doors or gates shall have a smooth, uninterrupted surface to allow the door or gate to be opened by a wheelchair footrest without creating a trap or hazardous condition. Where narrow frame doors are used, a 10-inch (254 mm) high smooth panel shall be installed on the push side of the door, which will allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition.~~

**1113A.6 1113A.5 Gratings.** Walks, sidewalks and pedestrian ways on an accessible route shall be free of gratings whenever possible. Gratings located in the surface of any of these areas, grid openings in gratings shall be limited to 1/2 inch (12.7 mm) in the direction of traffic flow. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of traffic.

**Exceptions:**

1. Where the enforcement agency determines that compliance with this section would create an unreasonable hardship, an exception may be granted when equivalent facilitation is provided.
2. This section shall not apply in those conditions where, due to legal or physical constraints, all or portions of the site of the project will not allow compliance with these building standards or equivalent facilitation on all or portions of one site without creating an unreasonable hardship.

**1113A.6 Handrails.** Handrails provided along walking surfaces with running slopes not steeper than one unit vertical in 20 units horizontal (5-percent slope) shall comply with Section 1114A.6.

**NOTE:**

Authority Cited: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.3, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17927, 17928, 17959.6, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11 and 19990; and Government Code Section 12955.1.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

## 8. HCD proposes to amend Section 1114A “Exterior Ramps and Landings on Accessible Routes”, as follows:

### SECTION 1114A EXTERIOR RAMPS AND LANDINGS ON ACCESSIBLE ROUTES

**1114A.1 Width.** The clear width of ramps shall be consistent with the requirements for exits in Chapter 10 of this code, but in no case shall the ramp width be less than the following: 48 inches (1219 mm).

Handrails may project into the required clear width of the ramp at each side 3 1/2 inches (89 mm) maximum at the handrail height. Curbs, wheel guides and/or appurtenances shall not project into the required clear width of ramps.

- ~~1. Ramps serving accessible entrances to covered multifamily buildings where the ramp is the only exit discharge path and serves an occupant load of 300 or more shall have a minimum clear width of 60 inches (1524 mm).~~
- ~~2. Ramps serving accessible entrances of covered multifamily dwellings with an occupant load of 10 or less may be 36 inches (914 mm) in clear width.~~
- ~~3. All other ramps shall have a minimum clear width of 48 inches (1219 mm).~~
- ~~4. Handrails, curbs, wheel guides and/or appurtenances shall not project into the required clear width of a ramp.~~

**Exception:** The clear width of ramps serving accessible entrances to covered multifamily dwellings with an occupant load of 10 or less may be 36 inches (914 mm) minimum between handrails.

**Note:** See Section 1114A.6.2.4 for handrail projections.

**1114A.2 Slope.** The maximum slope of ramps on an accessible route shall be no greater than 1 unit vertical in 12 units horizontal (8.33-percent slope). Transitions from ramps to walks, gutters or streets shall be flush and free of abrupt changes.

**Exception:** Ramps serving decks, patios or balconies as specified in Section 1132A.4.

**1114A.2.1 Cross slope.** The cross slope of ramp surfaces shall be no greater than ~~1/4 inch (6.35 mm) per foot~~ 1 unit vertical in 48 units horizontal (2.083-percent slope).

**1114A.3 Outdoor ramps.** Outdoor ramps, ramp landings and their approaches shall be designed so that water will not accumulate on the walking surface.

**1114A.4 Landings.** Ramp landings shall be level and comply with this section. (See Figure 11A-6C).

**1114A.4.1 Location of landings.** Landings shall be provided at the top and bottom of each ramp. Intermediate landings shall be provided at intervals not exceeding 30 inches (762 mm) of vertical rise and at each change of direction. Landings are not considered in determining the maximum horizontal distance of each ramp.

**Note:** Examples of ramp dimensions are:

SLOPE (GRADING %)	MAXIMUM RISE (Inches)	MAXIMUM HORIZONTAL PROJECTION (Feet)
	(x 25.4 for mm)	(x 304.8 for mm)
1:12 (8.33%)	30	30
1:15 (6.67%)	30	37.5
1:16 (6.25%)	30	40
1:20 (5.00%)	30	50

**1114A.4.2 Size of top landings.** Top landings shall not be less than 60 inches (1524 mm) wide. Top landings shall have a minimum length of not less than 60 inches (1524 mm) in the direction of the ramp run. See Section 1126A.3 for maneuvering clearances at doors. (See Figure 11A-6C).

**1114A.4.3 ~~Landing width~~ Size of bottom and intermediate landings.** The minimum width of bottom and intermediate landings shall not be less than the width of the ramp.  
Intermediate landings shall have a length in the direction of ramp run of not less than 60 inches (1524 mm). Bottom landings shall have a length in the direction of ramp run of not less than 72 inches (1829 mm).

**1114A.4.4 Encroachment of doors.** Doors in any position shall not reduce the minimum dimension of the landing to less than 42 inches (1067 mm) and shall not reduce the required width by more than 3 inches (76.2 mm) when fully open. (See Figure 11A-6D).

**1114A.4.5 Strike edge extension.** The width of the landing shall comply with Section 1126A.3 for strike edge extension and maneuvering ~~space~~ clearance at doors.

Where doorways are located adjacent to a ramp landing, maneuvering clearance required by Section 1126A.3 shall be permitted to overlap the required landing area.

**1114A.4.6 Change of direction.** Intermediate landings at a change of direction shall be sized to provide 60 inches turning space complying with Section 1138A.1.3. Intermediate ~~and bottom~~ landings at a change of direction in excess of 30 degrees shall have a length in the direction of ramp run of not less than 72 inches (1829 mm). ~~(See Figure 11A-6C)~~ (See Figures 11A-6C and 11A-6D).

**1114A.4.7 Other intermediate landings.** Other intermediate landings shall have a dimension in the direction of ramp run of not less than 60 inches (1524 mm). ~~(See Figure 11A-6C).~~

**1114A.5 Ramp height.** Ramps more than 30 inches (762 mm) above the adjacent floor or ground and open on one or both sides shall be provided with guardrails as required by Section 1013. Guardrails shall be continuous from the top of the ramp to the bottom of the ramp.

#### **1114A.6 Ramp handrails.**

**1114A.6.1 Where required.** Handrails shall be provided at each side of ramps when the slope exceeds 1 unit vertical in 20 units horizontal (5-percent slope). ~~Handrails on all ramps shall be continuous.~~

##### **Exceptions:**

1. Curb ramps.
2. Ramps that serve an individual dwelling unit may have one handrail, except that ramps open on one or both sides shall have handrails provided on the open side or sides.
3. Ramps at exterior door landings with less than 6 inches (152 mm) rise or less than 72 inches (1829 mm) in length.

#### **1114A.6.2 Handrail configuration.**

**1114A.6.2.1 Handrail heights.** The top of handrails shall be 34 to 38 inches (864 to 965 mm) above the ramp surface.

**1114A.6.2.2 Handrail ends.** ~~Handrail ends shall be returned.~~ **Handrail continuity.** Handrails on all ramps shall be continuous within the full length of each ramp run. Inside handrails on switchback or dogleg ramps shall be continuous between ramp runs.

**1114A.6.2.3 Handrail extensions.** Handrails shall extend a minimum of 12 inches (305 mm) horizontally above landings, beyond the top and bottom of the ramp runs. Extensions shall return to a wall, guard, or the walking surface, or shall be continuous to the handrail of an adjacent ramp run. Where the extension creates a hazard, the termination of the extension shall be rounded or returned smoothly to floor, wall or post. Handrail extensions shall be in the same direction as the ramp runs. (See Figure 11A-5A).

**1114A.6.2.4 Handrail projections.** Handrails projecting from a wall shall have a space of 1½ inches (38.1 mm) minimum between the wall and the handrail. ~~Handrails shall not reduce the required minimum clear width of ramps.~~

Handrails may be located in a recess if the recess is a maximum of 3 inches (76.2 mm) deep and extends at least 18 inches (457 mm) above the top of the rail. Any wall or other surface adjacent to the handrail shall be free of sharp or abrasive elements. (See Figure 11A-6B).

**1114A.6.2.5 Handrail grips.** ~~The handgrip portion of handrails shall not be less than 1¼ inches (31.75 mm) nor more than 2 inches (50.8 mm) in cross-sectional dimension or the shape shall provide an equivalent gripping surface. The handgrip portion of handrails shall have a smooth surface with no sharp corners. Edges shall have a minimum radius of 1/8 inch (3.17 mm). Handrails shall not rotate within their fittings. (See Figure 11A-6B).~~

**Note:** For public use areas, public accommodations, and public housing, see Chapter 11B for provisions of the Division of the State Architect – Access Compliance (DSA-AC).

**1114A.6.2.5 Handrail gripping surfaces.** *Handrail gripping surfaces shall be continuous along their length, and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. When provided, horizontal projections shall occur 1½ inches (38 mm) minimum below the bottom of the handrail gripping surface. The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by ⅛ inch (3.2 mm) for each ½ inch (12.7 mm) of additional handrail perimeter dimension that exceeds 4 inches (102 mm).*

*Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements, and shall have rounded edges.*

**Exception:** *Where handrails are provided along walking surfaces with slopes not steeper than 1 unit vertical in 20 units horizontal, the bottoms of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards.*

**1114A.6.2.6 Cross section.** *Handrail gripping surfaces shall comply with this section, or the shape shall provide equivalent gripping surface.*

**1. Circular cross section.** *The handrail gripping surfaces with a circular cross section shall not be less than 1¼ inches (31.75 mm) nor more than 2 inches (50.8 mm) in cross-sectional dimension.*

**2. Non-circular cross section.** *Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches (102 mm) minimum and 6¼ inches (159 mm) maximum, and a cross-section dimension of 2 ¼ inches (57 mm) maximum.*

**1114A.6.2.7 Fittings.** *Handrails shall not rotate within their fittings.*

**1114A.7 Edge protection.** *Ramps and ramp landings shall be provided with a continuous and uninterrupted barrier on each side along the entire length in compliance with Sections 1010.10 and 1010.10.1. (See Figure 11A-5A).*

**Note:** *Extended floors or ground surfaces, as permitted in Section 1010.10.2, are not allowed for ramps and ramp landings part of an accessible route.*

**NOTE:**

Authority Cited: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.3, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17927, 17928, 17959.6, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11 and 19990; and Government Code Section 12955.1.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

---

---

## **9. HCD proposes to amend Section 1115A “Exterior Stairways”, as follows:**

### **SECTION 1115A EXTERIOR STAIRWAYS**

**1115A.1 General.** *Exterior stairways serving buildings on a site containing covered multifamily dwelling units shall comply with this section.*

**1115A.2 Open risers.** *Open risers are not permitted on exterior stairways.*

**Exceptions:**

1. *An opening of not more than ½ inch (12.7 mm) may be permitted between the base of the riser and the tread.*
2. *Risers constructed of grating containing openings of not more than ½ inch (12.7 mm) may be permitted.*

**1115A.3 Treads.** *All tread surfaces shall be stable, firm and slip resistant, and shall comply with Section 1110A.3. Treads shall have smooth, rounded or chamfered exposed edges, and no abrupt edges at the nosing (lower front edge).*

**1115A.4 Nosing.** *Nosing shall not project more than 1¼ inches (31.8 mm) past the face of the riser below. Risers shall be sloped or the underside of the nosing shall have an angle not more than 30 degrees (0.52 rad) from the vertical. (See Figure 11A-6A).*









**1117A.5 Entrances from parking structures, tunnels or elevated walkways.** *Where direct access for pedestrians is provided from a parking structure to a building or facility, each direct access to the building or facility entrance shall be accessible.*

*Where direct access for pedestrians is provided from a pedestrian tunnel or elevated walkway to a building or facility, all entrances to the building or facility from each tunnel or walkway shall be accessible.*

**NOTE:**

Authority Cited: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.3, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17927, 17928, 17959.6, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11 and 19990; and Government Code Section 12955.1.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

---

---

## **11A. No Change to Text of Section 1118A.**

### **SECTION 1118A EGRESS AND AREAS OF REFUGE**

**1118A.1 General.** *Including but not limited to the requirements contained in this chapter for accessible routes, signage and emergency warning systems in buildings or portions of buildings required to be accessible shall be provided with accessible means of egress as required by Chapter 10. (See Section 1007)*

---

---

## **12. HCD proposes to amend Section 1119A “Interior Accessible Routes”, as follows:**

### **SECTION 1119A INTERIOR ROUTES OF TRAVEL INTERIOR ACCESSIBLE ROUTES**

**1119A.1 General.** *When a building or portion of a building is required to be accessible or adaptable, an accessible route shall be provided to all portions of the building, accessible building entrances and to covered multifamily dwelling units. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public and other building residents. Accessible routes shall not pass through kitchens, storage rooms, restrooms, closets or other spaces used for similar purposes except within an individual dwelling unit.*

*~~Accessible~~ Interior accessible routes shall be provided as follows:*

- 1. Where more than one route of travel is provided all routes shall be accessible.*
- 2. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces, elements and covered multifamily dwelling units.*
- 3. An accessible route shall connect at least one accessible primary entrance of each covered multifamily dwelling unit with interior and exterior spaces and facilities that serve the unit.*
- 4. Where elevators are provided for vertical access, all elevators shall be accessible.*

**1119A.2 Flooring Floor and ground surfaces.** *Floor and ground surfaces shall be stable, firm, and slip resistant. If carpet or carpet tile is used in a common-use area or public-use area on a ground or floor surface, it shall have firm backing or no backing. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. The maximum pile height shall be 1/2 inch (12.7 mm). Exposed edges of carpet shall be fastened to floor surfaces and have trim along the entire length of the exposed edge. Carpet edge trim shall comply with Section 1121A requirements for changes in level.*

**1119A.2.1 Recessed doormats.** *Recessed doormats shall be adequately anchored to prevent interference with wheelchair traffic.*

**1119A.3 Widths.** *Interior accessible routes serving an occupant load of 10 or more shall not be less than 44 inches (1118 mm) in width. Interior accessible routes serving an occupant load of less than 10 shall not be less than 36 inches (914 mm) in width.*

*If a person in a wheelchair must make a turn around a corner or an obstruction, the minimum clear width of the accessible route shall be as specified in Section 1138A.1.5.*

**1119A.4 Interior accessible routes over 200 feet.** *Interior accessible routes that exceed 200 feet (60 960 mm) in length shall comply with Section 1138A.1.2. (See Figure 11A-1L).*

**1119A.5 Changes in elevation.** *Interior accessible routes which have changes in elevation shall be transitioned and comply with Sections 1121A or 1122A.*

**Exception:** *Doors and thresholds as provided in Section 1126A.*

**NOTE:**

Authority Cited: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.3, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17927, 17928, 17959.6, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11 and 19990; and Government Code Section 12955.1.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

---

---

### **13. HCD proposes to amend Section 1120A “Reserved”, as follows:**

#### **SECTION 1120A INTERIOR ACCESSIBLE ROUTES RESERVED**

~~**Note:** For the purpose of this section, interior accessible routes shall include but not be limited to corridors, hallways, exit balconies and covered or enclosed walkways.~~

~~**1120A.1 Widths.** Interior accessible routes serving an occupant load of 10 or more shall not be less than 44 inches (1118 mm) in width. Interior accessible routes serving an occupant load of less than 10 shall not be less than 36 inches (914 mm) in width.~~

~~*If a person in a wheelchair must make a turn around a corner or an obstruction, the minimum clear width of the accessible route shall be as specified in Section 1138A.1.5.*~~

~~**1120A.2 Interior accessible routes over 200 feet.** Interior accessible routes that exceed 200 feet (60 960 mm) in length shall comply with Section 1138A.1.2. See Figure 11A-1L.~~

~~**1120A.3 Changes in elevation.** Interior accessible routes which have changes in elevation shall be transitioned and comply with Sections 1121A or 1122A.~~

~~**Exception:** Doors and thresholds as provided in Section 1126A.~~

**NOTE:**

Authority Cited: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.3, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17927, 17928, 17959.6, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11 and 19990; and Government Code Section 12955.1.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

---

---

### **13A. No Change to Text of Section 1121A.**

#### **SECTION 1121A CHANGES IN LEVEL ON ACCESSIBLE ROUTES**

**1121A.1 Changes in level not exceeding ½ inch.** Abrupt changes in level along any accessible route shall not exceed ½ inch (12.7 mm). When changes in level do occur, they shall be beveled with a slope no greater than 1 unit vertical in 2 units horizontal (50-percent slope). Changes in level not exceeding ¼ inch (6.35 mm) may be vertical.

**1121A.2 Changes greater than 1/2 inch.** Changes in level greater than 1/2 inch (12.7 mm) shall be made by means of a sloped surface not greater than 1 unit vertical in 20 units horizontal (5-percent slope), or a curb ramp, ramp, elevator or platform (wheelchair) lift. Stairs shall not be part of an accessible route. When stairs are located along or adjacent to an accessible route they shall comply with Section 1123A for interior stairways.

#### **14. HCD proposes to amend Section 1122A “Interior Ramps and Landings on Accessible Routes”, as follows:**

##### **SECTION 1122A INTERIOR RAMPS AND LANDINGS ON ACCESSIBLE ROUTES**

**1122A.1 Width.** The clear width of ramps shall be consistent with the requirements for exits in Chapter 10 of this code, but in no case shall the ramp width be less than the following: 48 inches (1219 mm).

Handrails may project into the required clear width of the ramp at each side 3 1/2 inches (89 mm) maximum at the handrail height. Curbs, wheel guides and/or appurtenances shall not project into the required clear width of ramps.

- ~~1. Ramps serving accessible entrances to covered multifamily buildings where the ramp is the only exit discharge path and serves an occupant load of 300 or more shall have a minimum clear width of 60 inches (1524 mm).~~
- ~~2. Ramps serving accessible entrances of covered multifamily dwellings with an occupant load of 10 or less may be 36 inches (914 mm) in clear width.~~
- ~~3. All other ramps shall have a minimum clear width of 48 inches (1219 mm).~~
- ~~4. Handrails, curbs, wheel guides and/or appurtenances shall not project into the required clear width of a ramp.~~

**Exception:** The clear width of ramps serving accessible entrances to covered multifamily dwellings with an occupant load of 10 or less may be 36 inches (914 mm) minimum between handrails.

**Note:** See Section 1122A.5.2.4 for handrail projections.

**1122A.2 Slope.** The maximum slope of ramps on an accessible route shall be no greater than 1 unit vertical in 12 units horizontal (8.33-percent slope).

**1122A.2.1 Cross slope.** ~~The cross slope of ramp surfaces shall not exceed 1/4 inch (6.35 mm) per foot be no greater than 1 unit vertical in 48 units horizontal (2.083-percent slope).~~

**1122A.3 Landings.** Ramp landings shall be level and comply with this section. (See Figure 11A-6C).

**1122A.3.1 Location of landings.** Landings shall be provided at the top and bottom of each ramp. Intermediate landings shall be provided at intervals not exceeding 30 inches (762 mm) of vertical rise and at each change of direction. Landings are not considered in determining the maximum horizontal distance of each ramp.

**Note:** Examples of ramp dimensions are:

SLOPE (GRADING %)	MAXIMUM RISE (Inches)	MAXIMUM HORIZONTAL PROJECTION (Feet)
	(x 25.4 for mm)	(x 304.8 for mm)
1:12 (8.33%)	30	30
1:15 (6.67%)	30	37.5
1:16 (6.25%)	30	40
1:20 (5.00%)	30	50

**1122A.3.2 Size of top landings.** Top landings shall not be less than 60 inches (1524 mm) wide. Top landings shall have a minimum length of not less than 60 inches (1524 mm) in the direction of the ramp run. See Section 1126A.3 for maneuvering clearances at doors. (See Figure 11A-6C).

**1122A.3.3 Landing width** ~~Size of bottom and intermediate landings.~~ The minimum width of bottom and intermediate landings shall not be less than the width of the ramp.

Intermediate landings shall have a length in the direction of ramp run of not less than 60 inches (1524 mm).

Bottom landings shall have a length in the direction of ramp run of not less than 72 inches (1829 mm).

**1122A.3.4 Encroachment of doors.** Doors in any position shall not reduce the minimum dimension of the landing to less than 42 inches (1067 mm) and shall not reduce the required width by more than 3 inches (76.2 mm) when fully open. (See Figure 11A-6D).

**1122A.3.5 Strike edge extension.** The width of the landing shall comply with Section 1126A.3 for strike edge extension and maneuvering ~~space~~ clearance at doors.

Where doorways are located adjacent to a ramp landing, maneuvering clearance required by Section 1126A.3 shall be permitted to overlap the required landing area.

**1122A.3.6 Change of direction.** Intermediate landings at a change of direction shall be sized to provide 60 inches turning space complying with Section 1138A.1.3. Intermediate ~~and bottom~~ landings at a change of direction in excess of 30 degrees shall have a length in the direction of ramp run of not less than 72 inches (1829 mm). (See Figures 11A-6C and 11A-6D).

**1122A.3.7 Other intermediate landings.** Other intermediate landings shall have a dimension in the direction of ramp run of not less than 60 inches (1524 mm). (See Figure 11A-6C).

**1122A.4 Ramp height.** Ramps more than 30 inches (762 mm) above the adjacent floor or ground and open on one or both sides shall be provided with a guard as required by Section 1013. Guardrails shall be continuous from the top of the ramp to the bottom of the ramp.

#### **1122A.5 Ramp handrails.**

**1122A.5.1 Where required.** Handrails shall be provided at each side of ramps when the slope exceeds 1 unit vertical in 20 units horizontal (5-percent slope). ~~Handrails on all ramps shall be continuous.~~

##### **Exceptions:**

1. Curb ramps.
2. Ramps that serve an individual dwelling unit may have one handrail, except that ramps open on one or both sides shall have handrails provided on the open side or sides.

#### **1122A.5.2 Handrail configuration.**

**1122A.5.2.1 Handrail heights.** The top of handrails shall be 34 to 38 inches (864 to 965 mm) above the ramp surface.

~~**1122A.5.2.2 Handrail ends.** Handrail ends shall be returned.~~ **Handrail continuity.** Handrails on all ramps shall be continuous within the full length of each ramp run. Inside handrails on switchback or dogleg ramps shall be continuous between ramp runs.

**1122A.5.2.3 Handrail extensions.** Handrails shall extend a minimum of 12 inches (305 mm) horizontally above landings, beyond the top and bottom of the ramp runs. Extensions shall return to a wall, guard, or the walking surface, or shall be continuous to the handrail of an adjacent ramp run. Where the extension creates a hazard, the termination of the extension shall be rounded or returned smoothly to floor, wall or post. Handrail extensions shall be in the same direction as the ramp runs. (See Figure 11A-5A).

**1122A.5.2.4 Handrail projections.** Handrails projecting from a wall shall have a space of 1½ inches (38.1 mm) minimum between the wall and the handrail. ~~Handrails shall not reduce the required minimum clear width of ramps.~~

Handrails may be located in a recess if the recess is a maximum of 3 inches (76.2 mm) deep and extends at least 18 inches (457 mm) above the top of the rail. Any wall or other surface adjacent to the handrail shall be free of sharp or abrasive elements. (See Figure 11A-6B).

~~**1122A.5.2.5 Handrail grips.** The handgrip portion of handrails shall not be less than 1¼ inches (31.75 mm) nor more than 2 inches (50.8 mm) in cross-sectional dimension or the shape shall provide an equivalent gripping surface.~~

~~The handgrip portion of handrails shall have a smooth surface with no sharp corners. Edges shall have a minimum radius of 1/8 inch (3.17 mm). Handrails shall not rotate within their fittings. (See Figure 11A-6B).~~

**Note:** For public use areas, public accommodations, and public housing, see Chapter 11B for provisions of the Division of the State Architect – Access Compliance (DSA-AC).

**1122A.5.2.5 Handrail gripping surfaces.** Handrail gripping surfaces shall be continuous along their length, and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more

than 20 percent of their length. When provided, horizontal projections shall occur 1½ inches (38 mm) minimum below the bottom of the handrail gripping surface. The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by ¼ inch (3.2 mm) for each ½ inch (12.7 mm) of additional handrail perimeter dimension that exceeds 4 inches (102 mm). Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements, and shall have rounded edges.

**Exception:** Where handrails are provided along walking surfaces with slopes not steeper than 1 unit vertical in 20 units horizontal, the bottoms of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards.

**1122A.5.2.6 Cross section.** Handrail gripping surfaces shall comply with this section, or the shape shall provide equivalent gripping surface.

**1. Circular cross section.** The handrail gripping surfaces with a circular cross section shall not be less than 1½ inches (31.75 mm) nor more than 2 inches (50.8 mm) in cross-sectional dimension.

**2. Non-circular cross section.** Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches (102 mm) minimum and 6¼ inches (159 mm) maximum, and a cross-section dimension of 2 ¼ inches (57 mm) maximum.

**1122A.5.2.7 Fittings.** Handrails shall not rotate within their fittings.

**1122A.6 Edge protection.** Ramps and ramp landings shall be provided with a continuous and uninterrupted barrier on each side along the entire length in compliance with 1010.10 and 1010.10.1. (See Figure 11A-5A).

**Note:** Extended floors or ground surfaces, as permitted in Section 1010.10.2, are not allowed for ramps and ramp landings providing access to, or egress from, buildings or facilities where accessibility is required.

**NOTE:**

Authority Cited: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.3, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17927, 17928, 17959.6, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11 and 19990; and Government Code Section 12955.1.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

---

## **15. HCD proposes to amend Section 1123A “Interior Stairways”, as follows:**

### **SECTION 1123A INTERIOR STAIRWAYS**

**1123A.1. General.** Interior stairways serving buildings containing covered multifamily dwelling units shall comply with this section.

**1123A.2 Open risers.** Open risers shall not be permitted on interior stairways.

**Exception:** Stairways within an individual dwelling unit.

**1123A.3 Treads.** All tread surfaces shall be stable, firm and slip resistant, and shall comply with Section 1119A.2. Treads shall have smooth, rounded or chamfered exposed edges, and no abrupt edges at the nosing (lower front edge).

**1123A.4 Nosing.** Nosing shall not project more than 1¼ inches (31.8 mm) past the face of the riser below. Risers shall be sloped or the underside of the nosing shall have an angle not more than 30 degrees (0.52 rad) from the vertical. (See Figure 11A-6A).

**1123A.5 Striping for the visually impaired.** Interior stairs shall have the upper approach and lower tread marked by a stripe providing clear visual contrast.

~~**Exception:** Stairways within an individual dwelling unit.~~

The stripe shall be a minimum of 2 inches (50.8 mm) wide to a maximum of 4 inches (101.6 mm) wide placed parallel to, and not more than 1 inch (25.4 mm) from, the nose of the step or upper approach. The stripe shall extend the full width of the step or upper approach and shall be of material that is at least as slip resistant as the other treads of the stair. A painted stripe shall be acceptable. Grooves shall not be used to satisfy this requirement.

~~**Exception:** Striping is not required for stairways within individual dwelling units.~~

### **1123A.6 Interior stairway handrails.**

**1123A.6.1 Where required.** Stairways shall have handrails on each side. Intermediate handrails shall be located equidistant from the sides of the stairway and comply with Section 1012.9.

**Exception:** Stairways serving an individual dwelling unit may have one handrail, except that stairways open on one or both sides shall have handrails on the open side or sides.

### **1123A.6.2 Handrail configuration.**

**1123A.6.2.1 Handrail heights..** The top of handrails shall be 34 to 38 inches (864 to 965 mm) above the nosing of the treads.

~~**1123A.6.2.2 Handrail ends.** Ends shall be returned or shall terminate in newel posts or safety terminals.~~

~~**1123A.6.2.2. Handrail continuity.** Handrails on all stairways shall be continuous within the full length of each stair flight. Inside handrails on switchback or dogleg stairs shall be continuous between stair flights.~~

~~**1123A.6.2.3 Handrail extensions.** Handrails shall extend a minimum of 12 inches (305 mm) beyond the top nosing and 12 inches (305 mm), plus the tread width, beyond the bottom nosing.~~

~~Where the extension creates a hazard, the termination of the extension shall be rounded or returned smoothly to floor, wall or post. Where the stairs are continuous from landing to landing, the inner rail shall be continuous and need not extend out into the landing. (See Figures 11A-6A and 11A-6E).~~

~~At the top of stair flights, handrails shall extend a minimum of 12 inches (305 mm) horizontally above landings, beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the walking surface, or shall be continuous to the handrail of an adjacent stair flight.~~

~~At the bottom of stair flights, handrails shall extend at the slope of the stair flight for a distance equal to one tread depth beyond the last riser nosing. Such extension shall continue with 12 inches (305 mm) minimum horizontal extension, shall be continuous to the handrail of an adjacent stair flight, or shall return to a wall, guard, or the walking surface. Handrail horizontal extensions shall be in the same direction as the stair flights. (See Figures 11A-6A and 11A-6E).~~

**Exception:** Stairways within an individual dwelling unit.

~~**1123A.6.2.4 Handrail projections.** Handrails projecting from a wall shall have a space of 1½ inches (38.1 mm) minimum between the wall and the handrail.~~

Handrails may be located in a recess if the recess is a maximum of 3 inches (76.2 mm) deep and extends at least 18 inches (457 mm) above the top of the rail. Any wall or other surface adjacent to the handrail shall be free of sharp or abrasive elements. (See Figure 11A-6B).

~~**1123A.6.2.5 Handrail grips.** The handgrip portion of handrails shall not be less than 1¼ inches (31.75 mm) nor more than 2 inches (50.8 mm) in cross-sectional dimension or the shape shall provide an equivalent gripping surface. The handgrip portion of handrails shall have a smooth surface with no sharp corners. Edges shall have a minimum radius of 1/8 inch (3.17 mm). Handrails shall not rotate within their fittings. (See Figure 11A-6B).~~

~~**Note:** For public use areas, public accommodations, and public housing, see Chapter 11B for provisions of the Division of the State Architect – Access Compliance (DSA-AC).~~



**1123A.6.2.5 Handrail gripping surfaces.** *Handrail gripping surfaces shall be continuous along their length, and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. When provided, horizontal projections shall occur 1½ inches (38 mm) minimum below the bottom of the handrail gripping surface. The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by ⅛ inch (3.2 mm) for each ½ inch (12.7 mm) of additional handrail perimeter dimension that exceeds 4 inches (102 mm).*

*Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements, and shall have rounded edges.*

**1123A.6.2.6 Cross section.** *Handrail gripping surfaces shall comply with this section, or the shape shall provide equivalent gripping surface.*

**1. Circular cross section.** *The handrail gripping surfaces with a circular cross section shall not be less than 1¼ inches (31.75 mm) nor more than 2 inches (50.8 mm) in cross-sectional dimension.*

**2. Non-circular cross section.** *Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches (102 mm) minimum and 6¼ inches (159 mm) maximum, and a cross-section dimension of 2 ¼ inches (57 mm) maximum.*

**1123A.6.2.7 Fittings.** *Handrails shall not rotate within their fittings.*

**NOTE:**

Authority Cited: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.3, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17927, 17928, 17959.6, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11 and 19990; and Government Code Section 12955.1.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

---

---

## **16. HCD proposes to amend Section 1124A “Elevators and Platform (Wheelchair) Lifts”, as follows:**

### **SECTION 1124A ELEVATORS AND PLATFORM (WHEELCHAIR) LIFTS**

**1124A.1 General.** *Elevators provided in covered multifamily buildings shall be accessible. Elevators required to be accessible shall comply with this chapter, ASME A17.1, (Safety Code for Elevators and Escalators), Title 8, of the California Code of Regulations, under “Elevator Safety Orders,” and any other applicable safety regulations of other administrative authorities having jurisdiction.*

**Exception:** *Private elevators serving only one dwelling unit.*

**1124A.2 Location.** *Passenger elevators shall be located on a major accessible route and provisions shall be made to ensure that they remain accessible and usable at all times that the building is occupied.*

**1124A.3 Size of cab and control locations.**

**1124A.3.1 General.** *Elevators serving covered multifamily buildings shall be sized to accommodate a wheelchair in accordance with this section.*

**Exception:** *When the enforcing agency determines that compliance with any requirement of this section would create an unreasonable hardship, an exception to the requirement shall be granted when equivalent facilitation is provided, and where it can be demonstrated that a person using a wheelchair can enter and operate the elevator.*



**1124A.3.4.1 Emergency telephone.** If an emergency telephone system is installed, the emergency telephone handset shall be positioned no higher than 48 inches (1219 mm) above the floor, and the handset cord shall be a minimum of 29 inches (737 mm) in length. If the telephone system is located in a closed compartment, the compartment door hardware shall conform to the provisions of Section 1138A.4.4. Emergency intercommunication shall not require voice communication.

**1124A.4 Hall call buttons.** Call operation buttons and keypads shall be centered 42 inches (1067 mm) above the floor located within one of the reach ranges specified in Section 1138A.3, measured to the centerline of the highest operable part. Buttons shall have square shoulders, shall be a minimum of 3/4-inch (19.1 mm) in size, and shall be raised 1/8-inch (3.2 mm) plus or minus 1/32-inch (0.8 mm) above the surrounding surface. The button designating the "Up" direction shall be on top. A clear floor or ground space complying with Section 1138A.1.4 shall be provided at call controls.

Visual indication shall be provided to show each call registered and extinguished when answered. Objects adjacent to, and below, hall call buttons shall not project more than 4 inches (101.6 mm) from the wall. Hall call buttons shall be internally illuminated with a white light over the entire surface of the button.

**1124A.5 Minimum illumination.** The minimum illumination at the car controls threshold and the landing when the car and landing doors are open shall not be less than 5 foot-candles (54 lx).

**1124A.6 Hall lantern.** A visual and audible signal shall be provided at each hoistway entrance indicating to the prospective passenger the car answering the call and its direction of travel as follows:

1. The visual signal for each direction shall be a minimum of 2 1/2 inches (63.5 mm) high by 2 1/2 inches (63.5 mm) wide, and visible from the proximity of the hall call button.
2. The audible signal shall sound once for the "up" direction and twice for the "down" direction or of a configuration which distinguishes between up and down elevator travel. Audible signals shall have a frequency of 1500 Hz maximum. Verbal annunciators shall have a frequency of 300 Hz minimum and 3000 Hz maximum. The audible signal and verbal annunciator shall be 10 dB minimum above ambient, but shall not exceed 80 dB, measured at the hall call button.
3. The center line of the fixture shall be located a minimum of 6 feet (1829 mm) in height ~~from the lobby~~ above the finish floor.
4. The use of in-car lanterns, located in or on the car doorjamb, visible from the proximity of the hall call buttons and conforming to the above requirements of this section, ~~shall be acceptable.~~

**Note:** The use of arrow shapes is preferred for visible signals.

#### **1124A.7 Door delay**

**1124A.7.1 Hall call.** The minimum acceptable time from notification that a car is answering a call (lantern and audible signal) until the doors of the car start to close shall be calculated by the following equations, but shall be no less than 5 seconds:

$$T = D / (1.5 \text{ ft/s}) \text{ or } T = D / (445 \text{ mm/s})$$

Where T is the total time in seconds and D is the distance from a point in the lobby or landing area 60 inches (1524 mm) directly in front of the farthest call button controlling that car to the centerline of its hoistway door (see Figure 11A-7D). For cars with in-car lanterns, T begins when the lantern is visible from the vicinity of hall call buttons and an audible signal is sounded.

**1124A.7.2 Door delay for car calls.** The minimum acceptable time for doors to remain fully open after receiving a call shall not be less than 5 seconds.

**1124A.8 Doorjamb marking.** The floor level at all elevator hoistway entrances shall be designated by raised characters provided on both jambs. Characters shall be 2 inches (50.8 mm) in height located with the centerline 60 inches (1524 mm) from the floor. On the main entry level, a raised five-pointed star shall be placed to the left of the raised character. The outside diameter of the star shall be 2 inches (50.8 mm) and all points shall be of equal length. The raised characters and the star shall be white on a black background. Contracted Grade 2 Braille, conforming to Section 1143A.7, shall be placed below the corresponding raised characters and the star. The Braille translation for the star shall state "MAIN". The raised characters shall comply with Section 1143A.6. (See Figure 11A-7C).



**17. HCD proposes to amend Section 1125A “Hazards on Accessible Routes”, as follows:**

**SECTION 1125A  
HAZARDS ON ACCESSIBLE ROUTES**

**1125A.1 Warning curbs.** Abrupt changes in level exceeding 4 inches (101.6 mm) in vertical dimension, such as changes in level at planters or fountains located in or adjacent to walks, halls, corridors, passageways, aisles, pedestrian ways and other circulation spaces, shall be identified by curbs projecting at least 6 inches (152.4 mm) in height above the walk or sidewalk surface to warn the blind of a potential drop-off.

**Exception:** When a guardrail or handrail is provided with edge protection in accordance with Section 1010.10.1.

**1125A.2 Headroom clearance.** Walks, halls, corridors, passageways, aisles, pedestrian ways and other circulation spaces which are part of the required egress system shall have a minimum clear headroom as required in Section 1003.2. Other walks, pedestrian ways and circulation spaces shall have a minimum clear headroom of 80 inches (2032 mm). If the vertical clearance of an area adjoining an accessible route is reduced to less than 80 inches (2032 mm) ~~nominal dimension~~, a guardrail or other barrier having its leading edge at or below 27 inches (686 mm) above the finished floor shall be provided.

**Exception:** Doorways and archways less than 24 inches (610 mm) in depth may have a minimum clear headroom of 80 inches (2032 mm) ~~nominal~~. (See Section 1126A for door requirements.)

**1125A.3 Overhanging obstructions.** Any obstruction that overhangs a pedestrian way shall be a minimum of 80 inches (2032 mm) above the walking surface as measured from the bottom of the obstruction. (See Figure 11A-1B). Where a guy support is used parallel to a path of travel, including, but not limited to, sidewalks, a guy brace, sidewalk guy or similar device shall be used to prevent an overhanging obstruction (see Section 1125A.2 for required headroom clearance).

**Exception:** Door closers and door stops shall be permitted to be 78 inches (1981 mm) minimum above the finish floor or ground.

**1125A.4 Free-standing signs.** Wherever signs mounted on posts or pylons protrude from the posts or pylons and the bottom edge of the sign is less than 80 inches (2032 mm) above the finished floor or ground level, the edges of such signs shall be rounded or eased and the corners shall have a minimum radius of 0.125 inches. (See Section 1125A.2 for required headroom clearance).

**NOTE:**

Authority Cited: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.3, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17927, 17928, 17959.6, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11 and 19990; and Government Code Section 12955.1.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

---

**18. HCD proposes to amend Section 1126A “Doors and Windows”, as follows:**

**SECTION 1126A  
DOORS AND WINDOWS**

**1126A.1 Width and height of doors.** Doorways which provide access to common use areas or covered multifamily dwellings shall comply with the following:

1. Permit the installation of a door not less than 36 inches (914 mm) in width, not less than 80 inches (2032 mm) in height and provide a clear ~~width~~ opening of not less than 32 inches (813 mm), measured with the door positioned at an angle of 90 degrees from its closed position.

2. ~~Be~~ Doors shall be capable of opening at least 90 degrees.

3. A pair of doors, manual or automatic, must have at least one leaf which provides a clear width of not less than 32 inches (813 mm), measured with the door positioned at an angle of 90 degrees from its closed position.

4. The width of any component in the egress system shall not be less than the minimum width required by Section 1005.

5. Revolving doors shall not be used as required entrances for persons with disabilities, and shall not be part of an accessible route.

**1126A.2 Level floor or landing.** The floor or landing on each side of an exit door shall be level. (See Chapter 10).

**1126A.2.1 Thresholds and changes in elevation at doors.** The floor or landing shall not be more than 1/2 inch (12.7 mm) lower than the top of the threshold of the doorway. (See Figure 11A-8I).

Changes in level between 1/4 inch (6.35 mm) and 1/2 inch (12.7 mm) shall be beveled with a slope no greater than 1 unit vertical in 2 units horizontal (50 percent slope). Changes in level greater than 1/2 inch (12.7 mm) shall be accomplished by means of a ramp (see Section 1122A).

**1126A.3 Maneuvering clearances at doors.**

**1126A.3.1 General.** ~~The level floor or landing of an exit door shall have a length in the direction of the door swing of at least 60 inches (1524 mm) and a length opposite the direction of the door swing of at least 44 inches (1118 mm) measured at right angles to the plane of the door in its closed position. (See Figures 11A-8D, 11A-8E and 11A-8F for maneuvering spaces at sliding doors).~~

The minimum maneuvering clearance at doors shall comply with Sections 1126A.3.2, 1126A.3.3, and 1126A.3.4. The floor or landing area within the required maneuvering clearance shall be level and clear. The required length shall be measured at right angles to the plane of the door in its closed position. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearances (strike edge maneuvering clearances).

**1126A.3.2 Strike edge maneuvering space** ~~The width of the level area on the side to which the door swings shall extend at least 24 inches (610 mm) past the strike edge of the door for exterior doors and at least 18 inches (457 mm) past the strike edge for interior doors.~~

**Note:** Twenty-four inches (610 mm) is preferred for strike-side clearance.

**1126A.3.2 Swinging doors.**

**1126A.3.2.1 Front approach.** The following provisions shall apply to swinging doors with front approach:

1. **Pull side approach.** ~~For pull side approach, the~~ The level floor or landing shall extend in the direction of the door swing at least 60 inches (1524 mm). (See Figure 11A-8A).
2. **Push side approach.** ~~For push side approach, the~~ The level floor or landing shall extend opposite the direction of the door swing at least 48 inches (1219 mm). (See Figure 11A-8A).
3. **Doors with push side approach having both a closer and a latch.** Doors with push side approach having both a closer and a latch shall be provided with a clear and level area extending a minimum of 12 inches (305 mm) past the strike edge on the approach side of the door. (See Figure 11A-8A).
4. **Strike edge maneuvering space.** The width of the level area on the side to which the door swings shall extend at least 24 inches (610 mm) past the strike edge of the door for exterior doors and at least 18 inches (457 mm) past the strike edge for interior doors.

**Note:** See Section 1132A.5 for maneuvering clearances at primary entry doors and all required exit doors to covered multifamily dwellings.

**1126A.3.2.2 Hinge side approach.** The following provisions shall apply to swinging doors with hinge side approach:

1. **Pull side approach.** Doors with pull side approach shall be provided with a level floor or landing not less than 60 inches (1524 mm) in depth. A clear and level area shall extend a minimum of 36 inches (914 mm) past the strike edge on the approach side of the door. (See Figure 11A-8B).

**Exception:** ~~Doors with pull side approach and a level floor or landing greater than 60 inches (1524 mm) in depth shall be provided with a clear and level area at least 24 inches (610 mm) past the strike edge of the door for exterior doors and at least 18 inches (457 mm) past the strike edge for interior doors.~~

2. **Push side approach.** Doors with push side approach shall have a level floor or landing not less than 44 inches (1118 mm) in depth, and shall be provided with a clear and level area extending a minimum of 54 inches (1372 mm) from the strike edge of the door jamb past the hinge side of the door. Doors with a latch and closer shall have a level floor or landing not less than 48 inches (1219 mm) depth at the push side of the door. (See Figure 11A-8B).

**1126A.3.2.3 Latch side approach.** The following provisions shall apply to swinging doors with latch side approach:

1. **Pull side approach.** Doors with pull side approach shall have a level floor or landing not less than 60 inches (1524 mm) in depth, and shall be provided with a clear and level area extending a minimum of 24 inches (610 mm) past the strike edge on the approach side of the door. (See Figure 11A-8C).

**Exception:** Doors serving individual covered multifamily dwelling units shall have a minimum landing depth of 44 inches (1118 mm) except that doors with a closer shall have a minimum landing depth of 54 inches (1372 mm).

2. **Push side approach.** Doors with push side approach shall have a level floor or landing not less than 44 inches (1118 mm) in depth, and shall be provided with a clear and level area extending a minimum of 24 inches (610 mm) past the strike edge on the approach side of the door. Doors with a closer shall have a level floor or landing not less than 48 inches (1219 mm) depth at the push side of the door. (See Figure 11A-8C).

**1126A.3.3 Space between consecutive doors.** The minimum space between two hinged or pivoted doors in series, serving other than a required exit stairway, shall provide a minimum of 48 inches (1219 mm) plus the width of the door swinging into the space. Doors in a series shall swing either in the same direction or away from the space between the doors. (See Figure 11A-8G, and 11A-8H).

Where the door opens into a stair or smokeproof enclosure, the landing need not have a minimum length of 60 inches (1524 mm). (See Figure 11A-8H).

**1126A.3.4 Doorways without doors, sliding doors, and folding doors.** Doorways less than 36 inches (914 mm) wide without doors, sliding doors, or folding doors shall have maneuvering clearances complying with this section.

**1126A.3.4.1 Front approach.** The level floor or landing shall extend at least 48 inches (1219 mm) on each side, perpendicular to the doorway. Strike edge maneuvering clearance for front approach is not required. (See Figure 11A-8D).

**1126A.3.4.2. Side approach.** Doorways without doors, and side approach, shall be provided with level floor or landing extending 42 inches (1067 mm) minimum on each side, perpendicular to the doorway. Strike edge maneuvering clearance is not required.

**1126A.3.4.3 Pocket (hinge side) approach.** Doors with pocket or hinge approach shall be provided with a level floor or landing not less than 42 inches (1067 mm) in depth. The level floor or landing shall extend a minimum of 22 inches (559 mm) beyond the pocket/hinge side. (See Figure 11A-8E).

**1126A.3.4.4 Stop (latch side) approach.** Doors with stop or latch approach shall have a level floor or landing not less than 42 inches (1067 mm) in depth. The level floor or landing shall extend a minimum of 24 inches (610 mm) beyond the stop/latch side. (See Figure 11A-8F).

**1126A.3.4.5 Recessed doors.** Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (457 mm) of the latch side of an interior doorway, or within 24 inches (610 mm) of the latch side of an exterior doorway, projects more than 8 inches (203 mm) beyond the face of the door, measured perpendicular to the face of the door or gate.

**1126A.4 Closer-effort to operate doors.** Maximum effort to operate doors shall not exceed 8½ pounds (38 N) for exterior doors and 5 pounds (22 N) for interior doors, such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors. Compensating devices or automatic door operators may be utilized to meet these standards. When fire doors are required, the maximum effort to operate the door may be increased to the minimum allowable by the appropriate enforcement agency, not to exceed 15 pounds (66.7 N).

**1126A.4.1 Door closer.** ~~If the door has a closer, then the sweep period of the closer shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches (75 mm) from the latch, measured to the landing edge of the door.~~

If a door has a closer, the sweep period of the closer shall be adjusted so that from an open position of 90 degrees, the door will take 5 seconds minimum to move to a position of 12 degrees from the latch.

**1126A.4.2 Spring hinges.** Spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

**1126A.5 Type of lock or latch.** The type of latch and lock required for all doors shall be in accordance with Section 1126A.6 and Chapter 10, Section 1008.

**1126A.6 Hand-activated door hardware.** Hand-activated door latching, locking and opening hardware shall be centered between 30 inches (762 mm) and 44 inches (1118 mm) above the floor. Latching and locking doors that are hand-activated and on an accessible route shall be operable with a single effort by lever type hardware, panic bars, push-pull activating bars or other hardware designed to provide passage without requiring the ability to grasp the opening hardware. Locked exit doors shall operate consistent with Section 1126A.4, in the direction of egress. When sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

**Exception:** Access gates in barrier walls and fences protecting pools, spas, and hot tubs shall be permitted to have operable parts of the release of latch on self-latching devices at 54 inches (1372 mm) maximum above the finish floor or ground provided the self-latching devices are not also self-locking devices operated by means of a key, electronic opener, or integral combination lock.

**1126A.6.1 Lever type hardware.** The lever or lever of actuated latches or locks shall be curved with a return to within 1/2 inch (12.7 mm) of the door to prevent catching on the clothing of persons during egress.

**Exception:** Group R and U Occupancies with an occupant load of 10 or less.

**1126A.7 Smooth surface.** ~~The bottom 10 inches (254 mm) of all doors and/or gates shall have a smooth, uninterrupted surface to allow the door or gate to be opened by a wheelchair footrest without creating a trap or hazardous condition. Where narrow frame doors are used, a 10-inch (254 mm) high smooth panel shall be installed on the push side of the door, which will allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition.~~

Swinging doors shall have a smooth surface on the push side, measured 10 inches (254 mm) vertically from the finish floor or ground, and extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped.

**Exceptions:**

1. Automatic and sliding doors or gates.
2. Tempered glass doors without stiles and having a bottom rail or shoe with the top leading edge tapered at 60 degrees minimum from the horizontal.
3. Doors that do not extend to within 10 inches (254 mm) of the finish floor or ground.

**1126A.8 Windows.** Where glazed openings are provided in accessible rooms or spaces for operation by occupants, at least one opening shall comply with Section 1138A.4.

Each glazed opening required by the enforcing agency to be operable shall comply with Section 1138A.4.

**NOTE:**

Authority Cited: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.3, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17927, 17928, 17959.6, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11 and 19990; and Government Code Section 12955.1.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.



## **19. HCD proposes to amend Section 1127A “Common Use Facilities”, as follows:**

### **SECTION 1127A COMMON USE FACILITIES**

**Note:** For public use facilities, see Chapter 11B of this code.

**1127A.1 General.** When provided, common use areas and facilities in covered multifamily housing developments shall be accessible to persons with disabilities. Common use facilities include, but are not limited to, lobbies, toilet and bathing facilities, laundry facilities, community rooms, clubhouses, health and fitness facilities, game rooms and portions of common use tenant storage. All entrances, doors, fixtures and controls shall be on an accessible route. Facilities and fixtures required to be accessible shall comply with the following provisions:

1. **Doors.** Doors to accessible bathrooms shall comply with Section 1126A. Doors shall not swing into the floor space required for any fixture.
2. **Clear floor space.** All fixtures and controls shall be on an accessible route. Clear floor spaces at fixtures and controls, the accessible route and the turning space may overlap. This clear space shall comply with Sections 1138A.1.4 and 1138A.3.
3. **Water closets.** Where a toilet stall is provided, it shall comply with Section 1127A.2.1 or 1127A.2.2, and its water closet shall comply with Section 1127A.2.3.
4. **Lavatory and mirrors.** Where a lavatory and/or mirror is provided, it shall comply with Section 1127A.3 and/or 1127A.8.3.
5. **Controls and dispensers.** Where controls, dispensers, receptacles or other types of equipment are provided, at least one of each shall be on an accessible route and shall comply with Sections 1127A.8 and 1138A.3.
6. **Bathing and shower facilities.** Where bathtubs or showers are provided, at least one fixture of each type provided shall be accessible per room. For bathtubs, see Section 1127A.5.2. For shower compartments, see Section 1127A.5.3.
7. **Toilet facilities.** Toilet facilities shall comply with Section 1127A.2.
8. **Laundry facilities.** Laundry facilities shall comply with Section 1127A.10.
9. **Storage facilities.** Storage facilities shall comply with Section 1127A.11.
10. **Fixed or built-in seating, tables and counters.** Fixed or built-in seating, tables, and counters shall comply with Section 1127A.12.

**1127A.2 Toilet facilities.** When common use toilet facilities are provided for residents or guests, at least one percent of the total number of fixtures but not less than one of each type shall comply with this section.

**1127A.2.1 Multiple-accommodation toilet facilities.** Multiple-accommodation toilet facilities shall have the following:

**Note:** (See Figures 11A-9A and 11A-9B).

1. **Wheelchair turning space.** Turning space of sufficient size to inscribe a circle with a diameter not less than 60 inches (1524 mm) or a T-shaped space shall be provided within the toilet facility. The wheelchair turning space shall comply with Section 1138A.1.3. Other than the door to the accessible water closet compartment, a door, in any position, may encroach into this space by not more than 12 inches (305 mm).
2. **Clear space at fixtures.** Doors shall not swing into the clear floor space required for any fixture. Required clear floor space, clearance at fixtures, and turning space shall be permitted to overlap.
3. **Accessible water closet compartment.** Accessible water closet compartments shall be 60 inches (1524 mm) wide minimum measured perpendicular to the side wall, 56 inches (1422 mm) deep minimum for wall hung water closets and 59 inches (1499 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. (See Figure 11A-9A (c)).

Water closet fixtures located in accessible water closet compartments shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 17 inches (406 mm) minimum to 18 inches (457 mm) maximum from the side wall or partition.

In ambulatory accessible toilet compartments specified in Item 6 of this section, the water closet shall be 17 inches (432 mm) minimum and 19 inches (483 mm) maximum from the side wall or partition. (See Figure 11A-9A (d).

Clearance around a water closet shall be 60 inches (1524 mm) minimum measured perpendicular from the side wall and 56 inches (1422 mm) minimum measured perpendicular from the rear wall. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

A minimum 48 inches (1219 mm) deep and 60 inches (1524 mm) wide clear maneuvering space shall be provided in front of the water closet if the compartment has an end-opening door (facing the water closet). A minimum 60 inches (1524 mm) deep and 60 inches (1524 mm) wide clear maneuvering space shall be provided in a compartment with the door located at the side. See Figure 11A-9A.

4. **Grab bars.** Grab bars shall be provided on the side wall closest to the water closet and on the rear wall. Grab bars shall comply with this section and Section 1127A.4.

The side wall grab bar shall be 42 inches (1067 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extend 54 inches (1372 mm) minimum from the rear wall. The front end of the side grab bar shall be positioned 24 inches (610 mm) minimum in front of the water closet.

The rear wall grab bar shall be 36 inches (914 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

**Exceptions:**

1. The rear grab bar shall be permitted to be 24 inches (610 mm) long minimum, centered on the water closet, when wall space does not permit a length of 36 inches (914 mm) minimum due to the location of a recessed fixture adjacent to the water closet.

2. When the enforcing agency requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.

5. **Compartment doors.** Compartment doors shall comply with Section 1126A and the following:

5.1. The water closet compartment shall be equipped with a door that has an automatic-closing device, and shall have a clear, unobstructed opening width of 32 inches (813 mm) when located at the end and 34 inches (864 mm) when located at the side with the door positioned at an angle of 90 degrees from its closed position.

5.2. When standard compartment doors are used, with a minimum 9-inch (228.6 mm) clearance for footrests underneath and a self-closing device, clearance at the strike edge as specified in Section 1126A.3.2 is not required.

5.3. The inside and outside of the compartment door shall be equipped with a loop or U-shaped handle immediately below the latch. The latch shall be flip-over style, sliding or other hardware not requiring the user to grasp or twist.

5.4. Except for door-opening widths and door swings, a clear, unobstructed access of not less than 44 inches (1118 mm) shall be provided to water closet compartments designed for use by persons with disabilities, and the space immediately in front of a water closet compartment shall not be less than 48 inches (1219 mm) as measured at right angles to compartment door in its closed position.

5.5. Doors shall be located in the front or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (102 mm) maximum from the side wall or partition. Where located in the side wall or partition, the door opening shall be 4 inches (102 mm) maximum from the front wall or partition.

6. **Ambulatory accessible compartments.** When six or more toilet compartments are provided within a multiple-accommodation toilet room, or when the combination of urinals and water closets totals six or more fixtures, at least one compartment shall comply with Section 1127A.2.1, Items 2 and 3. At least one additional ambulatory compartment shall have a depth of 60 inches (1524 mm) minimum, and a width of 35 inches (890 mm) minimum and 37 inches (940 mm) maximum.

The ambulatory accessible compartment shall have a self-closing door, which shall not swing into the minimum required compartment area. Grab bars, complying with Sections 1127A.4.2, 1127A.4.3, 1127A.4.4 and 1127A.4.5, shall be installed on each compartment side wall. (See Figure 11A-9A (d)).

**1127A.2.2 Single-accommodation toilet facilities.** Single-accommodation toilet facilities shall comply with the following:

**Note:** (See Figures 11A-9A and 11A-9B).

1. **Wheelchair clearance.** There shall be sufficient space in the toilet room for a wheelchair measuring 30 inches (762 mm) wide by 48 inches (1219 mm) long to enter the room and permit the door to close. There shall be in the room a clear turning space of at least 60 inches (1524 mm) in diameter, or a T-shaped space complying with Section 1138A.1.3. Required clear floor space, clearance at fixtures, and turning space shall be permitted to overlap.
2. **Encroachment of doors.** Doors shall not encroach into the turning space specified in Item 1 of this section by more than 12 inches (305 mm).
3. **Accessible water closet.** A water closet fixture located in a single-accommodation toilet facility shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 17 inches (406 mm) minimum to 18 inches (457 mm) maximum from the side wall or partition.

Clearance around a water closet shall be 60 inches (1524 mm) minimum measured perpendicular from the side wall and 56 inches (1422 mm) minimum measured perpendicular from the rear wall. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

A minimum 48 inches (1219 mm) deep and 60 inches (1524 mm) wide clear maneuvering space shall be provided in front of the water closet.

4. **Grab bars.** Grab bars shall be provided on the side wall closest to the water closet and on the rear wall. Grab bars shall comply with this section and Section 1127A.4. The side wall grab bar shall be 42 inches (1067 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extend 54 inches (1372 mm) minimum from the rear wall. The front end of the side grab bar shall be positioned 24 inches (610 mm) minimum in front of the water closet.

The rear wall grab bar shall be 36 inches (914 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

**Exceptions:**

1. The rear grab bar shall be permitted to be 24 inches (610 mm) long minimum, centered on the water closet, when wall space does not permit a length of 36 inches (914 mm) minimum due to the location of a recessed fixture adjacent to the water closet.
2. When the enforcing agency requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.
5. **Accessible route.** All doors, fixtures and controls shall be on an accessible route. The minimum clear width of an accessible route shall be 36 inches (914 mm) except at doors (See Section 1126A). If a person in a wheelchair must make a turn around an obstruction, the minimum clear width of the accessible route shall be as specified in Section 1138A.1.5.

**Note:** (See Figure 11A-9B).

1. **Height.** The height of accessible water closets shall be a minimum of 17 inches (432 mm) to a maximum of 19 inches (483 mm) measured to the top of a maximum 2-inch-high (50.8 mm) toilet seat.
2. **Controls.** Flush controls shall be hand operated or automatic. Hand operated controls shall be operable with one hand and shall not require tight grasping, pinching or twisting. Controls for the flush valves shall be mounted on the open side of the water closet no more than 44 inches (1118 mm) above the floor. The force required to activate controls shall be no greater than 5 pounds (22.2 N).
3. **Toilet seats.** Seats shall not be sprung to return to a lifted position.

1. **Height and wall projection.** Urinals shall be floor mounted (stall type) or wall hung. The rim of the wall hung urinals shall be 17 inches (432 mm) maximum above the finish floor. Urinals (floor mounted and wall hung ) shall be 13 1/2 inches (343 mm) deep minimum measured from the outer face of the rim to the back of the fixture.
2. **Flush controls.** Flush controls shall be hand operated or automatic. Hand operated controls shall be operable with one hand, shall not require tight grasping, pinching or twisting of the wrist and shall be mounted no more than 44 inches (1118 mm) above the floor. The force required to activate controls shall be no greater than 5 pounds (22.2 N). Electronic automatic flushing controls are preferable.
3. **Clear floor space.** A clear floor space 30 inches by 48 inches (762 mm by 1219 mm) shall be provided in front of the urinal to allow forward approach. The clear floor space shall comply with Section 1138A.1.4.

1. **Location.** Lavatories shall be installed with the centerline of the fixture a minimum of 18 inches (457 mm) horizontally from an adjoining wall, partition or fixture. The top of the fixture rim shall be a maximum of 34 inches (864 mm) above the finished floor.
2. **Floor space.** A clear floor space at least 30 inches by 48 inches (762 mm by 1219 mm) shall be provided in front of accessible lavatories to allow forward approach. Such clear floor space shall adjoin or overlap an accessible route or another clear floor space.
3. **Knee and toe space.** A clear and unobstructed knee and toe space, complying with Section 1138A.2, shall be provided underneath the lavatory. The knee and toe space shall be centered on the fixture. The clear floor space required by Item 2 shall not extend into the knee and toe space more than 19 inches (483 mm). (See Figure 11A-9D).
4. **Finished floor.** The finished floor beneath the lavatory shall be extended to the wall.
5. **Plumbing protection.** Water supply and drain pipes accessible under lavatories shall be insulated or otherwise covered to protect against contact. There shall be no sharp or abrasive surfaces under lavatories.
6. **Lavatory faucet controls.** Faucet controls and operation mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds (22.2N). Lever operated, push type and electronically controlled mechanisms are examples of acceptable designs. Hand-operated metering faucets are allowed if the faucet remains open for at least 10 seconds.

**Exception:** The height of the lower grab bar on the back wall of a bathtub shall comply with Section 1127A.5.2.

**1127A.4.3 Diameter or width.** The diameter or width of the gripping surfaces of a grab bar shall comply with the following:

**Note:** (See Figure 11A-9C).

1. **Circular cross section.** Grab bars with circular cross section shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum.
2. **Non-circular cross section.** Grab bars with non-circular cross section shall have a cross-section dimension of 2 inches (51 mm) maximum. The perimeter dimension of grab bars with non-circular cross section shall be 4 inches (102 mm) minimum and 4.8 inches (122 mm) maximum.
3. **Alternate Configuration.** L-shaped or U-shaped grab bars shall be permitted.

**1127A.4.4 Structural strength.** The structural strength of grab bars, tub and shower seats, fasteners, and mounting devices shall meet the following specifications:

1. Bending stress in a grab bar or seat induced by the maximum bending moment from the application of a 250-pound (1112 N) point load shall be less than the allowable stress for the material of the grab bar or seat.
2. Shear stress induced in a grab bar or seat by the application of a 250-pound (1112N) point load shall be less than the allowable shear stress for the material of the grab bar or seat, and if its mounting bracket or other support is considered to be fully restrained, then direct and torsional shear stresses shall not exceed the allowable shear stress.
3. Shear force induced in a fastener or mounting device from the application of a 250-pound (1112 N) point load shall be less than the allowable lateral load of either the fastener or mounting device or the supporting structure, whichever is the smaller allowable load.
4. Tensile force induced in a fastener by a direct tension force of a 250 pound (1112 N) point load, plus the maximum moment from the application of a 250-pound (1112 N) point load, shall be less than the allowable withdrawal load between the fastener and supporting structure.
5. Grab bars shall not rotate within their fittings.

**1127A.4.5 Surface.** A grab bar and any wall or other surface adjacent to it shall be free of any sharp or abrasive elements, and shall have rounded edges.

**1127A.4.6 Spacing.** When grab bars are mounted adjacent to a wall, the space between the wall and the grab bars shall be 1 1/2 inches (38 mm). (See Figure 11A-9C). The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

**Exceptions:**

1. The space between the grab bars and shower controls, shower fittings, and other grab bars above shall be permitted to be 1 1/2 inches (38 mm) minimum.
2. For L-shaped or U-shaped grab bars the space between the walls and the grab bar shall be 1 1/2 inches (38 mm) minimum for a distance of 6 inches (152 mm) on either side of the inside corner between two adjacent wall surfaces.

**1127A.5 Bathing facilities.**

**1127A.5.1 General.** When common use bathing facilities are provided for residents or guests, including showers, bathtubs or lockers, at least one of each type of fixture in each facility, and not less than 1 percent of all fixtures, shall comply with this section.

**1127A.5.2 Bathtubs.** Bathtubs required to be accessible shall comply with the following:

**1127A.5.2.1 Floor space.** Clearance in front of bathtubs shall extend the length of the bathtub and shall be 48 inches (1219 mm) wide minimum for forward approach and 30 inches (762 mm) wide minimum for parallel approach. A lavatory complying with Section 1127A.3 shall be permitted at the control end of the clearance. When a permanent seat is provided at the head end of the bathtub, the clearance shall extend 12 inches (305 mm) minimum beyond the wall at the head end of the bathtub. (See Figure 11A-9E).

The top of bathtub seats shall be 17 inches (432 mm) minimum and 19 inches (483 mm) maximum above the bathroom finish floor. The depth of a removable in-tub seat shall be 15 inches (381 mm) minimum and 16 inches (406 mm) maximum. Permanent seats at the head end of the bathtub shall be 15 inches (381 mm) deep minimum and shall extend from the back wall to or beyond the outer edge of the bathtub. (See Figure 11A-9E).

*When separate grab bars are required on adjacent walls at a common mounting height, an L-shaped or U-shaped grab bar meeting the dimensional requirements of this section, shall be permitted.*

- A grab bar 24 inches (610 mm) long minimum shall be installed on the control end wall at the front edge of the bathtub.*

- A grab bar 24 inches (610 mm) long minimum shall be installed on the control end wall at the front edge of the bathtub. A grab bar 12 inches (305 mm) long minimum shall be installed on the head end wall at the front edge of the bathtub.*

*Controls shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds (22.2 N).*

*The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars.*

**1127A.5.3 Shower compartments.** Shower compartments required to be accessible shall comply with this section. (See Figures 11A-9H, 11A-9I, 11A-9J and 11A-9K).

*A clear floor space 30 inches (914 mm) minimum by 60 inches (1524 mm) minimum shall be provided adjacent to the open face of the shower compartment; or*

1.2. 42 inches (1067 mm) in width between wall surfaces, and 48 inches (1219 mm) minimum in depth with an entrance opening of 42 inches (1067 mm).

2. **Alternate roll-in shower compartments.** Alternate roll-in shower compartments shall be 36 inches (914 mm) minimum in depth and 60 inches (1524 mm) minimum in width between wall surfaces measured at center points of opposing sides. A 36 inch (914 mm) wide minimum entry shall be provided at one end of the long side of the compartment.

**1127A.5.3.2 Thresholds.** Thresholds in roll-in shower compartments shall be 1/2 inch (12.7 mm) maximum in height and shall be beveled with a slope no greater than 1 unit vertical in 2 units horizontal (50-percent slope). (See Figure 11A-1F).

**Exception:** Changes in level not exceeding 1/4 inch (6.35 mm) shall be permitted to be vertical.

**1127A.5.3.3 Enclosures.** Enclosures, when provided for shower compartments, shall not obstruct controls, faucets, shower spray units, and transfer from wheelchairs onto shower seats.

**1127A.5.3.4 Floor.** Shower compartment floor surfaces shall be stable, firm and slip resistant. The maximum slope of the floor shall be 1/4 inch (6.35 mm) per foot (2.083 percent slope) in any direction. When drains are provided, grate openings shall be 1/4 inch (6.35 mm) maximum and located flush with the floor surface.

**1127A.5.3.5 Controls.** Controls, faucets and shower spray units in shower compartments shall be operable with one hand, and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. All controls and faucets shall be of a single-lever design.

**1127A.5.3.5.1 Standard roll-in shower compartments.** In standard roll-in shower compartments, operable parts of controls and faucets shall be installed on the back wall of the compartment adjacent to the seat wall, 19 inches (483 mm) minimum and 27 inches (686 mm) maximum from the seat wall.

Operable parts of controls and faucets shall be located above the grab bar, but no higher than 48 inches (1219 mm) above the shower floor, with their centerline at 39 inches (991 mm) minimum and 41 inches (1041 mm) maximum above the shower floor.

Operable parts of the shower spray unit, including the handle, shall be installed on the back wall adjacent to the seat wall, 19 inches (483 mm) minimum and 27 inches (686 mm) maximum from the seat wall.

Operable parts of the shower spray unit, including the handle, shall be located above the grab bar, but no higher than 48 inches (1219 mm) above the shower floor. (measured to the top of the mounting bracket)

**1127A.5.3.5.2 Alternate roll-in shower compartments.** In alternate roll-in shower compartments, operable parts of controls and faucets shall be installed on the side wall of the compartment adjacent to the seat wall, 19 inches (483 mm) minimum and 27 inches (686 mm) maximum from the seat wall.

Operable parts of controls and faucets shall be located above the grab bar, but no higher than 48 inches (1219 mm) above the shower floor, with their centerline at 39 inches (991 mm) minimum and 41 inches (1041 mm) maximum above the shower floor.

Operable parts of the shower spray unit, including the handle, shall be installed on the following locations:

1. On the side wall of the compartment adjacent to the seat wall, 17 inches (432 mm) minimum and 19 inches (483 mm) maximum from the seat wall; or
2. On the back wall opposite the seat, 15 inches (381 mm) maximum, left or right, of the centerline of the seat.

Operable parts of the shower spray unit, including the handle, shall be located above the grab bar, but no higher than 48 inches (1219 mm) above the shower floor.

**1127A.5.3.6 Hand-held shower sprayer unit.** A flexible hand held shower spray unit with a hose at least 59 inches (1524 mm) long that can be used both as a fixed shower head and as a hand-held shower shall be provided.

The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars.

**1127A.5.3.6.1 Sprayer unit alternative.** When accessible shower facilities are provided in areas subject to excessive vandalism, in lieu of providing the fixed flexible hose, two wall-mounted shower heads shall be installed. Each shower head shall be installed so that it can be operated independently of the other and shall have swivel angle adjustments, both vertically and horizontally. One shower head shall be located at a height of 48 inches (1219 mm) maximum above the floor.

**1127A.5.3.7 Shower compartment seats.** A seat in a standard roll-in shower compartment shall be a folding type, installed on the side wall adjacent to the controls. The seat shall extend from the back wall to a point within 3 inches (76 mm) of the compartment entry. A seat in an alternate roll-in type shower compartment shall be a folding type, installed on the front wall opposite the back wall, and shall extend from the adjacent side wall to a point within 3 inches (76 mm) of the compartment entry.

Shower compartment seats shall comply with Section 1127A.4.4, and shall be located within 27 inches (686 mm) of the shower controls. The top of the seat shall be 17 inches (432 mm) minimum and 19 inches (483 mm) maximum above the bathroom finish floor. When folded, the seat shall not extend more than 6 inches (152 mm) from the mounting wall.

**1127A.5.3.7.1 Rectangular seats.** The rear edge of a rectangular seat shall be 2½ inches (64 mm) maximum from the seat wall. The front edge of a rectangular seat shall be 15 inches (381 mm) minimum and 16 inches (406 mm) maximum from the seat wall. The side edge of the seat shall be 1½ inches (38 mm) maximum from the adjacent wall.

**1127A.5.3.7.2 L-shaped seats.** The rear edge of an L-shaped seat shall be 2 1/2 inches (64 mm) maximum from the seat wall. The front edge of an L-shaped seat shall be 15 inches (381 mm) minimum and 16 inches (406 mm) maximum from the seat wall. The rear edge of the "L" portion of the seat shall be 1 1/2 inches (38 mm) maximum from the wall. The front edge shall be 14 inches (356 mm) minimum and 15 inches (381 mm) maximum from the wall. The end of the "L" shall be 22 inches (559 mm) minimum and 23 inches (584 mm) maximum from the main seat wall.

**1127A.5.3.8 Grab bars.** Accessible shower compartments shall be provided with grab bars, installed in accordance with Section 1127A.5.3.8.1 or Section 1127A.5.3.8.2. Grab bars shall also comply with Section 1127A.4.

When multiple grab bars are used, required horizontal grab bars shall be installed at the same height above the finish floor. When separate grab bars are required on adjacent walls at a common mounting height, L-shaped or U-shaped grab bars meeting the dimensional requirements of Section 1127A.5.3.8.1 or Section 1127A.5.3.8.2 shall be permitted. (See Figure 11A-9H or Figure 11A-9I).

**1127A.5.3.8.1 Standard roll-in shower compartments.** Grab bars shall be installed on the back wall and on the side wall opposite the seat. Grab bars above the seat are not permitted. Grab bars shall be installed 6 inches (152 mm) maximum from adjacent walls.

**1127A.5.3.8.2 Alternate roll-in shower compartments.** Grab bars shall be installed on the back wall and the side wall farthest from the compartment entry. Grab bars above the seat are not permitted. Grab bars shall be installed 6 inches (152 mm) maximum from adjacent walls.

**1127A.5.3.9 Soap dish.** When a soap dish is provided, it shall be located on the control wall at a maximum height of 40 inches (1016 mm) above the shower floor, and within the reach limits from the seat.

**1127A.5.3.10 Open showers.** When no separate shower compartments are provided, the shower for persons with disabilities shall be located in a corner with L-shaped grab bars extending along two adjacent walls with a folding seat adjacent to the shower controls. (See Figure 11A-9J).

**1127A.5.3.11. Multiple showers.** When two or more accessible showers are provided within the same functional area, there shall be at least one shower constructed opposite hand from the other or others (i.e., one left-hand control versus right-hand controls).

## **1127A.6 Lockers.**

**1127A.6.1 General.** Where lockers are provided for residents or guests, at least one locker and not less than 1 percent of all lockers shall be accessible to persons with disabilities. An accessible route not less than 36 inches (914 mm) in clear width shall be provided to these lockers. See Section 1138A for required clear space, allowable reach ranges and requirements for control and operating mechanisms.

## **1127A.7 Signs.**

**1127A.7.1 General.** All accessible toilet and bathing facilities shall be identified by the "International Symbol of Accessibility". Signs need not be provided for facilities within a dwelling unit or guestroom.



**1127A.7.2 Identification symbols.** Doorways leading to sanitary facilities (toilet or bathing rooms) shall be identified by a geometric symbol in compliance with this section. Geometric symbols shall be centered horizontally on the door at a height of 58 inches (1473 mm) minimum and 60 inches (1524 mm) maximum above the finish floor measured to the center of the symbol. When a door is provided, the symbol shall be mounted within 1 inch (25 mm) of the vertical centerline of the door.

Directional signs indicating the location of the nearest accessible toilet or bathing rooms shall be provided. Such directional signs shall comply with Section 1143.5 and shall include the "International Symbol of Accessibility".

Edges of accessibility signage shall be rounded, chamfered or eased. Corners shall have a minimum radius of 1/8 inch (3.2 mm). See Section 1143A for additional signage requirements applicable to sanitary facilities.

**1127A.7.2.1 Men's sanitary facilities.** Men's sanitary facilities shall be identified by an equilateral triangle, ¼ inch (6.4 mm) thick with edges 12 inches (305 mm) long and a vertex pointing upward. The triangle symbol shall contrast with the door, either light on a dark background or dark on a light background.

**1127A.7.2.2 Women's sanitary facilities.** Women's sanitary facilities shall be identified by a circle, ¼ inch (6.4 mm) thick and 12 inches (305 mm) in diameter. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background.

**1127A.7.2.3 Unisex sanitary facilities.** Unisex sanitary facilities shall be identified by a circle, ¼ inch (6.4 mm) thick and 12 inches (305 mm) in diameter with a ¼ inch (6.4 mm) thick triangle superimposed on the circle and within the 12-inch (305 mm) diameter. The triangle symbol shall contrast with the circle symbol, either light on a dark background or dark on a light background. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background.

#### **1127A.8 Toilet room fixtures and accessories.**

**1127A.8.1 Towel, sanitary napkins, waste receptacles.** Where towel, sanitary napkins, waste receptacles and other similar dispensing and disposal fixtures are provided, at least one of each type shall be located with all operable parts, including coin slots, within 40 inches (1016 mm) from the finished floor. Controls and operating mechanisms shall comply with Section 1138A.4.

**1127A.8.2 Toilet tissue dispensers.** Toilet tissue dispensers shall be located on the wall or partition closest to the water closet, 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be below the grab bar, 19 inches (483 mm) minimum above the finish floor. The outlet of the dispenser shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. (See Figure 11A-9B).

**1127A.8.3 Mirrors.** Where mirrors are provided, at least one shall be accessible. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1016 mm) maximum above the finish floor. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches (889 mm) maximum above the finish floor.

#### **1127A.9 Space allowances and reach ranges in common use areas**

Space allowances and reach ranges in common use areas shall comply with Section 1138A.

#### **1127A.10 Common accessible laundry rooms.**

**1127A.10.1 General.** Where common use laundry rooms are provided, at least one of each type of appliance provided in each laundry area shall be accessible, shall be on an accessible route and shall comply with this section. Such appliances include clothes washing machines, dryers, soap dispensers and any related features such as wash sinks, tables and storage areas.

Where laundry rooms are provided on floors of an elevator building, each laundry room shall be accessible.

Where there is one laundry room on a ground floor in each building, each laundry room shall be accessible.

Where there is a laundry room on the ground floor of a building and another located in the basement, it is acceptable to have only the ground floor laundry room accessible.

**1127A.10.2 Clear floor space.** There shall be a minimum clear space 30 inches perpendicular by 48 inches parallel (762 mm by 1219 mm) in front of clothes washers and dryers required to be accessible. There shall be a minimum clear space 30 inches by 48 inches (762 mm by 1219 mm) provided for at least one of each type of fixture or appliance provided in the laundry room (e.g., soap dispensers, wash sinks, tables, storage areas).



## **19A. No Change to Text of Sections 1128A, 1129A and 1130A.**

### **Division IV — DWELLING UNIT FEATURES**

#### **Division IV Table of Contents**

Section 1128A Covered Dwelling Units

Section 1129A Reserved

Section 1130A Accessible Route within Covered Multifamily Dwelling Units

Section 1131A Changes in Level on Accessible Routes

Section 1132A Doors

Section 1133A Kitchens

Section 1134A Bathing and Toilet Facilities

Section 1135A Laundry Rooms

Section 1136A Electrical Receptacle, Switch and Control Heights

#### **SECTION 1128A COVERED DWELLING UNITS**

**1128A.1 General.** Covered multifamily dwelling units shall be adaptable and accessible into and throughout the dwelling unit as provided in this division.

**Note:** See Sections 1101A “Application” and 1102A “Building Accessibility” for dwelling units required to comply with this division.

#### **SECTION 1129A RESERVED SECTION 1130A ACCESSIBLE ROUTE WITHIN COVERED MULTIFAMILY DWELLING UNITS**

**1130A.1 General.** An accessible route shall be provided through all rooms and spaces of the dwelling unit. The accessible route shall pass through the primary entry door, and shall connect with all additional exterior doors, required clear floor spaces at kitchen appliances and bathroom fixtures. For the purpose of this section, “accessible routes” may include hallways, corridors and ramps.

**Exception:** An accessible route is not required from the interior of the unit into a basement or garage, except as provided in Section 1105A.1.

**1130A.2 Width.** The accessible route into and throughout covered multifamily dwelling units shall be at least 36 inches (914 mm) wide.

---

---

## **20. HCD proposes to amend Section 1131A “Changes in Level on Accessible Routes”, as follows:**

#### **SECTION 1131A CHANGES IN LEVEL ON ACCESSIBLE ROUTES**

**1131A.1 Changes in level not exceeding ½ inch.** Abrupt changes in level along any accessible route shall not exceed ½ inch (12.7 mm). When changes in level do occur, they shall be beveled with a slope no greater than 1 unit vertical in 2 units horizontal (50-percent slope). Changes in level not exceeding ¼ inch (6.35 mm) may be vertical.

**1131A.2 Changes greater than ½ inch.** Changes in level greater than ½ inch (12.7 mm) shall be made by means of a sloped surface not greater than 1 unit vertical in 20 units horizontal (5-percent slope), or a ramp, elevator or platform (wheelchair) lift. See Section 1122A for ramps and Section 1124A.11 for platform (wheelchair) lifts.

#### **NOTE:**

Authority Cited: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.3, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17927, 17928, 17959.6, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11 and 19990; and Government Code Section 12955.1.



**1132A.4.1 Thresholds.** Thresholds at the primary entry and required exit doors shall be no higher than 1/2 inch (12.7 mm). Thresholds at secondary exterior doors, including sliding door tracks, shall be no higher than 3/4 inch (19.05 mm). Changes in height at interior door thresholds (e.g., floor material changes at door thresholds) shall not exceed 1/2 inch (12.7 mm). Thresholds shall comply with the following:

1. Thresholds with a change in height of not more than 1/4 inch (6.35 mm) may be vertical.
2. Thresholds with a change in height between 1/4 inch (6.35 mm) and 3/4 inch (19.05 mm) shall be beveled with a slope no greater than 1 unit vertical in 2 units horizontal (50-percent slope).

#### **1132A.5 Maneuvering clearances at doors.**

**1132A.5.1 General.** The floor or landing on the dwelling unit side of the primary entry door and any required exit door shall have a minimum length of not less than 44 inches (1118 mm). Section 1126A.3 shall apply to maneuvering clearances at the side of the door exposed to common or public use spaces.

Maneuvering clearances at interior doors shall provide a minimum length on both sides of the door of at least 42 inches (1067 mm) measured at a right angle to the plane of the door in its closed position.

**Exceptions:**

4. A 39-inch (991 mm) length is acceptable at interior doors when a minimum clear opening width of 34 inches (864 mm) is provided.
2. ~~The floor or landing on the dwelling unit side of the primary entry door and any required exit door shall have a minimum length of not less than 44 inches (1118 mm). Section 1126A.3 shall apply to maneuvering clearances at the side of the door exposed to common or public use spaces.~~

**1132A.5.2 Strike edge maneuvering space at doors.** The width of the level area on the side to which the door swings shall extend 18 inches (457 mm) past the strike edge for all doors. The width of the level area at the exterior side of the primary entry door and any required exit doors shall comply with Section 1126A.

**Notes:**

1. See Section 1134A for bathrooms that are required to be accessible.
2. Twenty-four inches (610 mm) is preferred for strike edge clearance.

**1132A.6 Closer-effort to operate doors.** Maximum effort to operate doors shall not exceed 8½ pounds (38 N) for exterior doors and 5 pounds (22 N) for interior doors, such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors. Compensating devices or automatic door operators may be utilized to meet these standards. When fire doors are required, the maximum effort to operate the door may be increased to the minimum allowable by the appropriate enforcement agency, not to exceed 15 pounds (66.7 N).

**1132A.7 Type of lock or latch.** The type of latch and lock required for all doors shall be in accordance with Section 1132A.8 and Chapter 10, Section 1008.

**1132A.8 Hand-activated door hardware.** Hand-activated door latching, locking and opening hardware shall be centered between 30 inches (762 mm) and 44 inches (1118 mm) above the floor. Latching and locking doors that are hand-activated and on an accessible route shall be operable with a single effort by lever-type hardware, panic bars, push-pull activating bars or other hardware designed to provide passage without requiring the ability to grasp the opening hardware. Locked exit doors shall operate consistent with Section 1132A.6, in the direction of egress.

**1132A.8.1 Lever-type hardware.** The lever or lever of actuated latches or locks shall be curved with a return to within 1/2 inch of the door to prevent catching on the clothing of persons during egress in Group R and U Occupancies with an occupant load greater than 10.

**1132A.9 Smooth surface.** ~~The bottom 10 inches (254 mm) of all doors shall have a smooth, uninterrupted surface to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. Where narrow frame doors are used, a 10-inch high (254 mm) smooth panel shall be installed on the push side of the door which will allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition.~~

Swinging doors shall have a smooth surface on the push side, measured 10 inches (254 mm) vertically from the finish floor, and extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped.

**Exceptions:**

1. Automatic and sliding doors.
2. Tempered glass doors without stiles and having a bottom rail or shoe with the top leading edge tapered at

60 degrees minimum from the horizontal.

3. Doors that do not extend to within 10 inches (254 mm) of the finish floor.

**1132A.10 Door signal devices.** Every primary entrance to a covered multifamily dwelling unit shall be provided with a door buzzer, bell, chime or equivalent. The activating mechanism shall be mounted a maximum of 48 inches (1219 mm) above the floor and connected to permanent wiring.

**NOTE:**

Authority Cited: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.3, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17927, 17928, 17959.6, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11 and 19990; and Government Code Section 12955.1.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

---

## **22. HCD proposes to amend Section 1133A “Kitchens”, as follows:**

### **SECTION 1133A KITCHENS**

**1133A.1 General.** Kitchens shall be on an accessible route and shall comply with this section.

**1133A.2 Clear floor space.** Clear floor space at kitchens shall comply with the following:

1. A clear floor space at least 30 inches (762 mm) by 48 inches (1219 mm) that allows a parallel approach by a person in a wheelchair shall be provided at the range or cooktop.
2. A clear floor space at least 30 inches (762 mm) by 48 inches (1219 mm) that allows either a parallel or a forward approach shall be provided at the kitchen sink and all other fixtures or appliances including the oven, dishwasher, refrigerator/freezer and trash compactor.
3. A clear floor space at least 30 inches (762 mm) by 48 inches (1219 mm) that allows either a parallel or a forward approach shall be provided at the work surface required by Section 1133A.4.
- 3 4. The centerline of the 30-inch (762 mm) by 48-inch (1219 mm) clear floor space provided for parallel or forward approach shall be aligned with the centerline of the work space, appliance or fixture. (See Figure 11A-10A).

**1133A.2.1 Clear width.** Kitchens shall have a minimum clear width measured between any cabinet, countertop or the face of any appliance (excluding handles and controls) that projects into the kitchen and the opposing cabinet, countertop, appliance or wall as follows:

1. U-shaped kitchens, designed with parallel approach at a range or cooktop located at the base of the U, shall have a minimum clear width of at least 60 inches (1524 mm). (See Figure 11A-10A).
2. U-shaped kitchens, designed with a cooktop or sink located at the base of the U, which provides a knee and toe space in accordance with Section 1133A.7 to allow for a forward approach, shall have a clear width of at least 48 inches (1219 mm). (See Figure 11A-10A).
3. All other kitchen designs shall provide a minimum clear width of at least 48 inches (1219 mm). (See Figure 11A-10A).

**1133A.3 Removable base cabinets.**

~~Base cabinets directly under the kitchen sink counter area, including toeboard and shelving, shall be removable without the use of specialized tools or specialized knowledge in order to provide knee and toe space for a wheelchair. The finish floor beneath the kitchen sink counter area shall be extended to the wall.~~

Sinks and work surfaces required by Section 1133A.4 (see Item 1 and Item 2) shall be provided with a knee and toe space complying with Section 1133A.7. Base cabinets (including toeboard and shelving) directly under kitchen sinks and work surfaces shall be removable without the use of specialized tools or specialized knowledge in order to provide knee and toe space. The finish floor beneath kitchen sinks and work surfaces shall be extended to the wall.

**1133A.4 Countertops.** Kitchen countertops shall comply with this section and shall be provided with the following (see Section 1133A.4.1 for repositionable countertop requirements):

1. A minimum linear length of 30 inches (762 mm) of countertop shall be provided for the kitchen sink installation.
2. A minimum linear length of 30 inches (762 mm) of countertop shall be provided for a work surface.
3. ~~The sink~~ Sinks and work surfaces may be a single integral unit a minimum of 60 inches (1524 mm) in length, or be separate components.

**Exception:** Two 15-inch (381 mm) minimum ~~width~~ wide breadboards may be provided in lieu of the required 30 inches (762 mm) of countertop work surface.

**1133A.4.1 Repositionable countertops.** Repositionable countertops shall be provided in a minimum of 5 percent of the covered multifamily dwelling units. Repositionable countertops shall comply with the following:

1. ~~The kitchen sink~~ Sinks and work surfaces ~~space~~ required by Section 1133A.4 shall be designed to enable repositioning to a minimum height of 28 inches (711 mm).
2. Base cabinets directly under ~~the kitchen sinks counter area~~ and work surfaces shall be removable as required in Section 1133A.3.
3. The sides of adjacent cabinets and the back wall, which may become exposed to moisture or food handling when a countertop is lowered, shall be constructed of durable, nonabsorbent materials appropriate for such uses.
4. Finished flooring shall be extended to the wall beneath the sink and work surface.

**Exceptions:**

1. Stone, cultured stone and tiled countertops may be used without meeting the repositioning requirements.
2. Two 15-inch (381 mm) wide minimum ~~width~~ breadboards may be provided in lieu of the required 30 inches (762 mm) of countertop work surface, and used without meeting the repositioning requirements.

**1133A.5 Lower shelving.** Lower shelving and/or drawer space shall be provided in the kitchen at a height of no more than 48 inches (1219 mm) above the floor.

**1133A.6 Kitchen sink faucet controls.** Faucet controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist.

The force required to activate controls shall be no greater than 5 pounds (22.2N). Lever-operated, push-type and electronically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.

**1133A.7 Knee and toe space.** Knee and toe space, when required by Section 1133A, shall comply with Section 1138A.2 and the following:

1. The knee and toe space shall be clear and unobstructed, or removable base cabinets in compliance with Section 1133A.3 shall be provided.
2. The knee and toe space shall be 30 inches (762 mm) wide minimum, centered on the sink, countertop or appliance.
3. ~~The knee space shall be at least 27 inches (686 mm) above the finish floor.~~
4. ~~The knee space shall be 11 inches (279 mm) deep minimum at 9 inches (229 mm) above the finish floor, and 8 inches (203 mm) deep minimum at 27 inches (686 mm) above the finish floor, measured from the front edge.~~
5. ~~The toe space shall be at least 9 inches (229 mm) above the finish floor.~~
- 6 3. A clear floor space shall not extend into the knee and toe space more than 19 inches (483 mm).

**1133A.7.1 Plumbing protection.** Water supply and drain pipes under kitchen sinks shall be insulated or otherwise covered to protect against contact. There shall be no sharp or abrasive surfaces under kitchen sinks.

**NOTE:**

Authority Cited: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.3, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17927, 17928, 17959.6, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11 and 19990; and Government Code Section 12955.1.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

## **23. HCD proposes to amend Section 1134A “Bathing and Toilet Facilities”, as follows:**

### **SECTION 1134A BATHING AND TOILET FACILITIES**

**1134A.1 General.** All bathrooms, bathing and toilet facilities within covered multifamily dwelling units shall comply with this section.

**1134A.2 Number of complying bathrooms.** Bathrooms shall be designed to comply with one of the following options:

**Option 1.** All bathrooms within the dwelling unit shall be designed to comply with the following:

1. Toilet, bathing and shower facilities shall comply with Section 1134A.4.
2. Bathtubs shall comply with Section 1134A.5.
3. Showers shall comply with Section 1134A.6.
4. Water closets shall comply with Section 1134A.7.
5. Lavatories, vanities, mirrors and towel fixtures shall comply with 1134A.8.
6. Bathrooms shall be provided with an accessible route into and through the bathroom.
7. If a door is provided, it shall comply with the requirements of Section 1132A.5.
8. A minimum 18-inch (457 mm) clear maneuvering space shall be provided on the swing side of the door at the strike edge of the door.
9. Switches, outlets and controls shall comply with Section 1142A.
10. Reinforced walls to allow for the future installation of grab bars around the toilet, tub and shower shall comply with Sections 1134A.5 for bathtubs, 1134A.6 for showers and 1134A.7 for water closets. Grab bars shall comply with Sections 1127A.4 and 1127A.2.2, Item 4.

**Option 2.** Only one bathroom within the dwelling unit shall be designed to comply with the following:

1. Toilet, bathing and shower facilities shall comply with Section 1134A.4.
2. Bathtubs shall comply with Section 1134A.5.
3. Showers shall comply with Section 1134A.6.
4. Water closets shall comply with Section 1134A.7.
5. Lavatories, vanities, mirrors and towel fixtures shall comply with 1134A.8.
6. Where both a tub and shower are provided in the bathroom, at least one shall be made accessible. Additional requirements apply to dwelling units containing two or more bathrooms when a bathtub is provided as the accessible bathing fixture.

*Where two or more bathrooms are provided within the same dwelling unit and a bathtub is installed to comply with Option 2, Item 6 in one bathroom and a shower stall is provided in a subsequent bathroom, both the bathtub selected to comply with Option 2, Item 6 and at least one shower stall within the dwelling unit shall meet all the applicable accessibility requirements provided in Section 1134A. (See Section 1134A.5 for bathtubs, or Section 1134A.6 for showers.)*

7. When two or more lavatories are provided, at least one shall be made accessible and comply with Section 1134A.8.
8. Bathrooms shall be provided with an accessible route into and through the bathroom.
9. If a door is provided, it shall comply with the requirements of Section 1132A.5.
10. A minimum 18-inch (457 mm) clear maneuvering space shall be provided on the swing side of the door at the strike edge of the door.
11. Switches, outlets and controls shall comply with Section 1142A.
12. Reinforced walls to allow for the future installation of grab bars around the toilet, tub and shower shall comply with Sections 1134A.5 for bathtubs, 1134A.6 for showers and 1134A.7 for water closets. Grab bars shall comply with Sections 1127A.4 and 1127A.2.2, Item 4.

*When Option 2 is used, all additional bathrooms must comply with items 8 through 12 above.*



**1134A.3 Powder rooms.** All powder rooms shall be designed to comply with Section 1134A.2, Option 2, Items 8 through 12. When the powder room is the only toilet facility located on an accessible level, it shall comply with the Option 2 Items listed above, plus all additional requirements located in Sections 1134A.4, 1134A.7 and 1134A.8.

**1134A.4 Sufficient maneuvering space.** Bathing and toilet facilities required to be adaptable shall provide sufficient maneuvering space for a person using a wheelchair or other mobility aid to enter and close the door, use the fixtures, reopen the door and exit.

Where the door swings into the bathroom or powder room, there shall be a clear maneuvering space outside the swing of the door of at least 30 inches by 48 inches (762 mm by 1219 mm) within the room. The clear maneuvering space shall allow the user to position a wheelchair or other mobility aid clear of the path of the door as it is closed and to permit use of fixtures.

Doors may swing into the required clear space at any fixture when a clear maneuvering space is provided outside the swing arc of the door so it can be closed.

Maneuvering spaces may include any knee space or toe space available below bathroom fixtures.

**1134A.5 Bathtubs.** Bathtubs required to be accessible shall comply with this section.

1. **Floor space.** There shall be a minimum clear floor space 48 inches parallel by 30 inches perpendicular (1219 mm by 762 mm) to the side of a bathtub or bathtub-shower combination ~~(measured from the foot or drain end of the bathtub)~~ to provide for the maneuvering of a wheelchair and transfer to and from the bathing facilities. The controls shall be on the wall at the foot of the bathtub. The edge of the clear floor space shall be flush with the control wall surface. The area under a lavatory, located at the control end of the tub, may be included in the clear floor space provided the lavatory is 19 inches (483 mm) maximum deep, and the knee and toe space comply with Section 1134A.8. Cabinets under lavatories and toilets shall not encroach into the clear floor space.

2. **Reinforced walls for grab bars.** A bathtub installed without surrounding walls shall provide reinforced areas for the installation of floor-mounted grab bars.

Where a bathtub is installed with surrounding walls, grab bar reinforcement shall be located on each end of the bathtub, 32 inches to 38 inches (813 mm to 965 mm) above the floor, extending a minimum of 24 inches (610 mm) from the front edge of the bathtub toward the back wall of the bathtub. The grab bar reinforcement shall be a minimum of 6 inches (152.4 mm) nominal in height. (See Figure 11A-9G).

Grab bar reinforcement shall be installed on the back wall of the bathtub a maximum of 6 inches (152.4 mm) above the bathtub rim extending upward to at least 38 inches (965 mm) above the floor. Grab bar backing shall be installed horizontally to permit the installation of a 48-inch (1219 mm) grab bar with each end a maximum of 6 inches (152.4 mm) from the end walls of the bathtub. The grab bar reinforcement shall be a minimum of 6 inches (152.4 mm) nominal in height.

3. **Bathtub controls.** Faucet controls and operation mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist.

The force required to activate controls shall be no greater than 5 pounds (22.2N). Lever operated, push type and electronically controlled mechanisms are examples of acceptable designs.

4. **Shower unit.** A shower spray unit is not required in bathtubs.

5. **Bathtub enclosures.** Doors and panels of bathtub enclosures shall be substantially constructed from approved, shatter-resistant materials. Hinged doors shall open outward. Glazing used in doors and panels of bathtub enclosures shall be fully tempered, laminated safety glass or approved plastic. When glass is used, it shall have minimum thickness of not less than 1/8 inch (3.17 mm) when fully tempered, or 1/4 inch (6.35 mm) when laminated, and shall pass the test requirements of this part, Chapter 24 Glass and Glazing. Plastics used in doors and panels of bathtub enclosures shall be of a shatter-resistant type.

**1134A.6 Showers.** Showers required to be accessible shall comply with this section.

1. **Size.** When one or more shower stalls are provided within the same dwelling unit, at least one shower stall shall comply with one of the following requirements.

- 1.1 The shower stall shall measure at least 42 inches wide by 48 inches deep (1067 mm by 1219 mm) with an entrance opening of at least 36 inches (914 mm) or;

- 1.2 The shower stall shall measure at least 30 inches deep by 60 inches wide (762 mm by 1524 mm) with an entrance opening of at least 60 inches (1524 mm). A water closet may project a maximum of 12 inches (305 mm) into the opening provided that a minimum of 36 inches (914 mm) clear space is maintained between the water closet and the shower wall as illustrated in Figure 11A-9L or;
  - 1.3 Other shower stall configurations shall measure at least 36 inches deep by 60 inches wide (914 mm by 1524 mm) with an entrance opening of at least 36 inches (914 mm) when a wall is installed on the opening side.
2. **Slope.** The maximum slope of the shower floor shall be ½ inch (12.7 mm) per foot in any direction and shall slope to a drain. The floor surfaces shall be of Carborundum or grit-faced tile or of material providing equivalent slip resistance.
  3. **Floor space.** A clear maneuvering space at least 30 inches in width by 48 inches in length (762 mm by 1219 mm) shall be located outside the shower, flush and parallel to the control wall.
  4. **Reinforced walls for grab bars.** Grab bar reinforcement shall be installed continuous in the walls of showers 32 inches to 38 inches (813 mm to 965 mm) above the floor. The grab bar reinforcement shall be a minimum of 6 inches (152.4 mm) nominal in height.  
  
Glass-walled shower stalls shall provide reinforcement for installation of floor-mounted or ceiling-mounted grab bars.
  5. **Thresholds.** When a threshold is used, it shall be a maximum of 2 inches (50.8 mm) in height and have a beveled or sloped angle not exceeding 1 unit vertical in 2 units horizontal (26.6 degrees from the horizontal). Thresholds 1/2 inch (12.7 mm) or less in height may have a beveled or sloped angle not exceeding 1 unit vertical in 1 unit horizontal (45 degrees from the horizontal).
  6. **Shower controls.** Faucet controls and operation mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds (22.2 N). Lever operated, push-type and electronically controlled mechanisms are examples of acceptable designs.
  7. **Shower enclosures.** Doors and panels of shower enclosures shall be substantially constructed from approved, shatter-resistant materials. Hinged shower doors shall open outward. Glazing used in doors and panels of shower enclosures shall be fully tempered, laminated safety glass or approved plastic. When glass is used, it shall have minimum thickness of not less than 1/8 inch (3.17 mm) when fully tempered, or ¼ inch (6.35 mm) when laminated, and shall pass the test requirements of this part, Chapter 24, Glass and Glazing. Plastics used in doors and panels of shower enclosures shall be of a shatter-resistant type.

**1134A.7 Water closets.** Water closets in bathrooms or powder rooms required to be accessible shall comply with this section.

1. **Floor space and location.** The minimum floor space provided at a water closet shall be 48 inches (1219 mm) in clear width. The clear floor space shall extend past the front edge of the water closet at least 36 inches (914 mm). See Figure 11A-9M.

**Exception:** The 48-inch (1219 mm) minimum clear width may be reduced to 36 inches (914 mm) for lavatories, cabinets, wing walls, or privacy walls located immediately adjacent to a water closet which extend no more than 24 inches (610 mm) in depth.

Water closets shall be located within bathrooms in a manner that permits a grab bar to be installed on at least one side of the fixture. The centerline of the water closet shall be 17 inches (406 mm) minimum to 18 inches (457 mm) maximum from a grab bar wall or partition. In locations where water closets are adjacent to non-grab bar walls, vanities, lavatories or bathtubs, the centerline of the fixture shall be a minimum of 18 inches (457 mm) from the obstacle.

2. **Reinforced walls for grab bars.** Where the water closet is not placed adjacent to a side wall capable of accommodating a grab bar, the bathroom shall have provisions for installation of floor-mounted, foldaway or similar alternative grab bars.

Where the water closet is placed adjacent to a side wall, reinforcement shall be installed on both sides or one side and the back. If reinforcement is installed at the back, it shall be installed between 32 inches (813 mm) and 38 inches (965 mm) above the floor. The grab bar reinforcement shall be a minimum of 6 inches (152.4 mm) nominal in height. The backing shall be a minimum of 40 inches (1016 mm) in length.



18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11 and 19990; and Government Code Section 12955.1.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

---

## **23A. No Change to Text of Section 1135A.**

### **SECTION 1135A LAUNDRY ROOMS**

**1135A.1 General.** *If clothes washing machines and clothes dryers are provided in covered multifamily dwelling units, one of each type of appliance shall be provided. Where front-loading clothes washers are not provided, management shall provide assistive devices, on request of the occupant, to permit the use of top-loading clothes washers.*

---

## **24. No Change to Text of Section 1136A.**

### **SECTION 1136A ELECTRICAL RECEPTACLE, SWITCH AND CONTROL HEIGHTS**

**1136A.1 Receptacle heights.** *Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall be located no more than 48 inches (1219 mm) measured from the top of the receptacle outlet box nor less than 15 inches (381 mm) measured from the bottom of the receptacle outlet box to the level of the finished floor or working platform. If the reach is over a physical barrier or an obstruction (for example, a kitchen base cabinet), receptacles shall be located within the reach ranges specified in Section 1138A.3. Physical barriers and obstructions shall not extend more than 25 inches (635 mm) from the wall beneath the receptacle.*

*Receptacle outlets that do not satisfy these specifications are acceptable provided that comparable receptacle outlets, that perform the same functions, are provided within the same area and are accessible.*

**Exceptions:**

- 1. Receptacle outlets installed as part of permanently installed baseboard heaters are exempt.*
- 2. Required receptacle outlets shall be permitted in floors when adjacent to sliding panels or walls.*
- 3. Baseboard electrical outlets used in relocatable partitions, window walls or other electrical convenience floor outlets are not subject to the minimum height requirements.*
- 4. This section shall not apply to existing buildings when the enforcing agency determines that compliance with these standards would create an unreasonable hardship.*

**1136A.2 Switch and control heights.** *Controls or switches intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, alarms or cooling, heating and ventilating equipment shall be located no more than 48 inches (1219 mm) measured from the top of the outlet box nor less than 15 inches (381 mm) measured from the bottom of the outlet box to the level of the finished floor or working platform. If the reach is over a physical barrier or an obstruction (for example, a kitchen base cabinet) switches and controls shall be located within the reach ranges specified in Section 1138A.3. Physical barriers or obstructions shall not extend more than 25 inches (635 mm) from the wall beneath a control.*

*Switches and controls that do not satisfy these specifications are acceptable provided that comparable controls or outlets, that perform the same functions, are provided within the same area and are accessible.*

**Exception:** *Appliances (e.g., kitchen stoves, dishwashers, range hoods, microwave ovens and similar appliances) which have controls located on the appliance.*

---

## **24A. No Change to Text of Section 1137A.**

### **Division V – FEATURES COMMON TO EXTERIOR AND INTERIOR OF BUILDINGS**

#### **Division V Table of Contents**

Section 1137A Other Features and Facilities  
Section 1138A Space allowances and reach ranges  
Section 1139A Accessible Drinking Fountains  
Section 1140A Accessible Telephones  
Section 1141A Accessible Swimming Pools  
Section 1142A Electrical Receptacle, Switch and Control Heights  
Section 1143A Signage  
Section 1144A through 1149A Reserved

#### **SECTION 1137A OTHER FEATURES AND FACILITIES**

**1137A.1 General.** This division shall apply to features and facilities of common use areas on accessible floors or sites.

**Note:** The provisions in this division are not applicable to dwelling units, unless otherwise specified.

---

## **25. HCD proposes to amend Section 1138A “Space Allowances and Reach Ranges”, as follows:**

#### **SECTION 1138A SPACE ALLOWANCES AND REACH RANGES**

##### **1138A.1 Space allowances.**

**1138A.1.1 Single wheelchair passage width.** The minimum clear width for single wheelchair passage shall be 36 inches (914 mm) continuously. (See Figure 11A-1E).

See Section 1113A for minimum clear width of sidewalks, and Section 1120A for minimum clear width of interior accessible routes.

**Exception:** 32 inches (813 mm) in width is acceptable at a point not to exceed 24 inches (610 mm) in length. The segments with reduced width shall be separated by segments that are 48 inches (1219 mm) long minimum and 36 inches (914 mm) wide minimum.

**1138A.1.2 Width for two wheelchairs passing.** The minimum width for two wheelchairs to pass is 60 inches (1524 mm) (See Figure 11A-1E).

An accessible route (exterior and interior) with a clear width less than 60 inches (1524 mm) shall provide passing spaces at intervals of 200 feet (60 960 mm) maximum. Passing spaces shall be either: a space 60 inches (1524 mm) minimum by 60 inches (1524 mm) minimum; or, an intersection of two walking surfaces providing a T-shaped space complying with Section 1138A.1.3.1, where the base and arms of the T-shaped space extend 48 inches (1219 mm) minimum beyond the intersection. (See Figure 11A-1L).

**1138A.1.3 Wheelchair turning space.** The space required for a wheelchair to make a 180-degree turn shall be a circular clear space of 60 inches (1524 mm) diameter minimum (See Figure 11A-1D(a)); or a T-shaped space complying with Section 1138A.1.3.1. The circular turning space shall be permitted to include knee and toe clearance complying with Section 1138A.2

If a person in a wheelchair must make a turn around an obstruction, the minimum clear width of the accessible route shall be as required in Section 1138A.1.5.

**1138A.1.3.1 T-shaped turning space.** A T-shaped turning space shall be within a 60 inch (1524 mm) square minimum with arms and base 36 inches (914 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction, and the base shall be clear of obstructions 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe clearance complying with Section 1138A.2 only at the end of either the base or one arm. (See Figure 11A-1D (b)).

**1138A.1.3.2 Surfaces of turning spaces.** Turning spaces for wheelchairs shall be stable, firm, slip resistant, and shall comply with Section 1110A.3 or Section 1119A.2. Changes in level are not permitted. Slopes not steeper than 1:48 shall be permitted

**1138A.1.4 Clear floor or ground space for wheelchairs.**

**1138A.1.4.1 Size and approach.** The minimum clear floor or ground space shall be 30 inches by 48 inches (762 mm by 1219 mm). The minimum clear floor or ground space may be positioned for forward or parallel approach to an object (See Figure 11A-1G). Clear floor or ground space may be part of the knee and toe space required under some objects unless otherwise specified.

**1138A.1.4.2 Relationship of maneuvering clearances to wheelchair spaces.** One full unobstructed side of the clear floor or ground space for a wheelchair shall adjoin an accessible route or adjoin another wheelchair clear floor space.

If a clear floor space is located in an alcove or otherwise confined on all or a part of three sides, additional maneuvering clearances shall be provided in accordance with the following: (See Figure 11A-1H).

1. **Forward approach.** Alcoves shall be 36 inches (914 mm) wide minimum when the depth exceeds 24 inches (610 mm).
2. **Parallel approach.** Alcoves shall be 60 inches (1524 mm) wide minimum when the depth exceeds 15 inches (381 mm)

**1138A.1.4.3 Surfaces of wheelchair spaces.** Clear floor or ground spaces for wheelchairs shall be stable, firm, slip resistant, and shall comply with Section 1110A.3 or Section 1119A.2. Changes in level are not permitted. Slopes not steeper than 1:48 shall be permitted

**1138A.1.4.3.1 Gratings.** Gratings located in ground and floor surfaces along accessible routes shall be limited to spaces no greater than 1/2-inch (12.7mm) wide in one direction. If gratings have elongated openings, they shall be placed so that the long dimension is perpendicular to the dominant direction of traffic.

**1138A.1.5 Turn around obstruction.** When the accessible route makes a 180 degree turn around an element which is less than 48 inches (1219 mm) wide, clear width shall be 42 inches (1067 mm) minimum approaching the turn, 48 inches (1219 mm) minimum at the turn and 42 inches (1067 mm) minimum leaving the turn. When the clear width at the turn is 60 inches (1524 mm) minimum, the clear width when approaching and when leaving the turn shall be 36 inches (914 mm) minimum. (See Figure 11A-1C (b)).

When the accessible route makes a 90 degree turn around an element which is more than 48 inches (1219 mm) wide, clear width shall be 36 inches (914 mm) minimum approaching the turn, at the turn and leaving the turn. (See Figure 11A-1C (a)).

**1138A.2 Knee and toe space.** When space beneath an accessible element is included as part of a clear floor space, or turning space, the space shall comply with this section. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor space or turning space. (See Figure 11A-9D).

**1138A.2.1 Knee space.** Space under an element between 9 inches (229 mm) and 27 inches (686 mm) above the finish floor shall be considered knee space. The knee space shall be clear and unobstructed.

**Exceptions:**

1. For lavatories required to be accessible, the knee space shall be at least 29 inches (737 mm) high at the front face and reducing to not less than 27 inches (686 mm) at a point 8 inches (203.2 mm) back from the front edge.
2. For lavatories and sinks required to be accessible, the dip of the overflow shall not be considered in determining knee and toe clearances.

**1138A.2.1.1 Minimum width.** Knee space shall be 30 inches (762 mm) wide minimum.



**1138A.2.1.2 Maximum depth.** Knee space shall extend 25 inches (635 mm) maximum under an element at 9 inches (229 mm) above the finish floor.

**1138A.2.1.3 Minimum depth.** When knee space is required under an element as part of a clear floor space, the knee space shall be 11 inches (279 mm) deep minimum at 9 inches (229 mm) above the finish floor, and 8 inches (203 mm) deep minimum at 27 inches (686 mm) above the finish floor, measured from the front edge of the element.

**Exceptions:**

1. Combined knee and toe space shall extend 19 inches (483 mm) minimum under sinks required to be accessible.
2. Combined knee and toe space shall extend 19 inches (483 mm) minimum under built-in dining and work surfaces required to be accessible.

**1138A.2.1.4 Clearance reduction.** Between 9 inches (229 mm) and 27 inches (686 mm) above the finish floor, the knee space shall be permitted to be reduced at a rate of 1 inch (25 mm) in depth for each 6 inches (152 mm) in height.

**1138A.2.2 Toe space.** Space under an element between the finish floor and 9 inches (229 mm) above the finish floor shall be considered toe space.

**1138A.2.2.1 Minimum width.** Toe space shall be 30 inches (762 mm) wide minimum.

**1138A.2.2.2 Maximum depth.** Toe space shall extend 25 inches (635 mm) maximum under an element.

**1138A.2.2.3 Minimum depth.** When toe space is required under an element as part of a clear floor space, the toe space shall extend 17 inches (432 mm) minimum under the element, measured from the front edge of the element.

**Exceptions:**

1. Combined knee and toe space shall extend 19 inches (483 mm) minimum under sinks required to be accessible.
2. Combined knee and toe space shall extend 19 inches (483 mm) minimum under built-in dining and work surfaces required to be accessible.

**1138A.2.2.4 Additional Clearance.** Space extending greater than 6 inches (152 mm) beyond the available knee space at 9 inches (229 mm) above the finish floor shall not be considered toe space.

**1138A.3 Reach ranges.**

**1138A.3.1 Forward reach.**

1. **Unobstructed.** # *When* the clear floor space allows only forward approach to an object, the maximum high forward reach allowed shall be 48 inches (1219 mm) and the minimum low forward reach shall be no less than 15 inches (381 mm) above the finish floor (See Figure 11A-1I(a)).
2. **Obstructed High Reach.** When the high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the reach depth over the obstruction.

The high forward reach shall be 48 inches (1219 mm) maximum when the reach depth is 20 inches (508 mm) maximum. When the reach depth exceeds 20 inches (508 mm), but is not more than 25 inches (635 mm), the high forward reach shall be 44 inches (1118 mm) maximum. (See Figure 11A-1I(b)).

**1138A.3.2 Side reach.**

1. **Unobstructed.** When a clear floor space allows a parallel approach to an element, and the side reach is unobstructed, the high side reach shall be 48 inches (1219 mm) maximum, and the low side reach shall be 15 inches (381 mm) minimum above the finish floor. (See Figure 11A-1J(a) and 11A-1J(b)).

**Exceptions:**

1. An obstruction shall be permitted between the clear floor space and the element when the depth of the obstruction is 10 inches (254 mm) maximum.
2. Bookshelves shall be permitted to be 54 inches (1372 mm) maximum above the finish floor. Bookshelves may be greater than 54 inches (1372 mm) above the finish floor when an attendant is available to assist persons with disabilities.

2. **Obstructed high reach.** When a clear floor space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (864 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum.

The high side reach shall be 48 inches (1219 mm) maximum for a reach depth of 10 inches (254 mm) maximum. When the reach depth exceeds 10 inches (254 mm), but no more than 24 inches (610 mm), the high side reach shall be 46 inches (1168 mm) maximum. (See Figure 11A-1J(c)).

**Exception:** Kitchen countertops in dwelling units, and the top of washing machines and clothes dryers shall be permitted to be 36 inches (914 mm) maximum above the finish floor.

#### **1138A.4 Controls and operating mechanisms**

**Note:** See also Section 1142A, for receptacle, switch and control installation.

**1138A.4.1 General.** Controls and operating mechanisms in accessible spaces, along accessible routes or as part of accessible elements shall comply with this section.

**1138A.4.2 Clear floor space.** Clear floor space complying with Section 1138A.1.4 that allows a forward or parallel approach by a person using a wheelchair shall be provided at all controls and operating mechanisms.

**1138A.4.3 Height.** Controls and operating mechanisms shall be located no higher than 48 inches (1219 mm), and no lower than 15 inches (381 mm), above the finished floor measured to the center of the grip. If the reach is over an obstruction (for example, washer or dryer), controls and operating mechanisms shall be located within the reach ranges specified in Section 1138A.3. Controls and operating mechanisms that do not satisfy these specifications are acceptable, provided that comparable mechanisms, controls or outlets, that perform the same functions, are provided within the same area and are accessible.

**1138A.4.4 Operation.** Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls and operating mechanisms shall be no greater than 5 pounds (22.2 N).

#### **NOTE:**

Authority Cited: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.3, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17927, 17928, 17959.6, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11 and 19990; and Government Code Section 12955.1.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

---

---

## **25A. No Change to Text of Section 1139A.**

### **SECTION 1139A ACCESSIBLE DRINKING FOUNTAINS**

**1139A.1 General.** Drinking fountains and water coolers in common use areas and/or sites shall comply with this section. A side approach drinking fountain is not acceptable. (See Figure 11A-11A).

**1139A.2 Accessible route.** Drinking fountains and water coolers shall be on an accessible route.

**1139A.3 Depth.** Drinking fountains shall be a minimum of 18 inches (457 mm) and a maximum of 19 inches (483 mm) in depth.

**1139A.4 Clear floor space.** Drinking fountains shall be provided with 30 inches by 48 inches (762 mm by 1219 mm) clear floor space, centered on the unit. The clear floor space shall be positioned for a forward approach.

**1139A.4.1 Knee and toe space.** Drinking fountains shall be provided with a clear and unobstructed knee and toe space. Knee and toe space shall comply with Section 1138A.2.

**1139A.5 Spout location.** The spout shall be located 15 inches (381 mm) minimum from the vertical support and 5 inches (127 mm) maximum from the front edge of the drinking fountain, including bumpers. Spout outlets shall be 36 inches (914 mm) maximum above the finish floor.



**1139A.6 Water flow.** The spout shall provide a flow of water at least 4 inches (101.6 mm) high to allow the insertion of a cup or glass under the flow of water. The angle of the water stream shall be measured horizontally relative to the front face of the unit. When spouts are located less than 3 inches (76 mm) from the front of the unit, the angle of the water stream shall be 30 degrees maximum. When spouts are located between 3 inches (76 mm) and 5 inches (127 mm) maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.

**1139A.7 Controls and operating mechanisms.** The flow of water shall be activated by manually or electronically operated controls. The manually operated controls shall be front mounted or side mounted, located within 6 inches (152 mm) of the front edge of the fountain. The force required to activate controls shall be no greater than 5 pounds (22.2 N).

**1139A.8 Location.** Drinking fountains shall be located completely within alcoves, between wing walls or otherwise positioned so as not to encroach into pedestrian ways. The alcove or otherwise protected area in which the drinking fountain is located shall not be less than 32 inches (813 mm) in width and 18 inches (457 mm) in depth. When the depth of the protected area where the drinking fountain is located exceeds 24 inches (610 mm), additional maneuvering clearance shall be provided in accordance with Section 1138A.1.4.2 and Figure 11A-1H. When provided, wing walls shall project out from the supporting wall at least as far as the drinking fountain to within 6 inches (152.4 mm) vertically from the finish floor.

Protruding objects located in alcoves or otherwise positioned so as to limit encroachment into pedestrian ways are permitted to project 4 inches (101.6 mm) into walks, halls, corridors, passageways or aisles. (See Figure 11A-11A).

---

## **26. HCD proposes to amend Section 1140A “Accessible Telephones”, as follows:**

### **SECTION 1140A ACCESSIBLE TELEPHONES**

**1140A.1 General.** ~~If~~ When public telephones are provided, they shall comply with this section. On floors where public telephones are provided, at least one telephone shall be accessible. On any floor where two or more banks of multiple telephones are provided, at least one telephone in each bank shall be accessible.

**1140A.2 Clear floor or ground space.** A clear floor or ground space at least 30 inches by 48 inches (762 mm by 1219 mm) that allows either a forward or a parallel approach by a person using a wheelchair shall be provided at telephones. The clear floor or ground space shall comply with Section 1138A.1.4. Bases, enclosures and fixed seats shall not impede approaches to telephones by people who use wheelchairs. (See Figure 11A-11B).

~~The minimum clear floor or ground space for wheelchairs may be positioned for forward or parallel approach to an object.~~ Clear floor or ground space for wheelchairs may be part of the knee space required under some objects.

**1140A.3 Relationship of maneuvering clearances to wheelchair spaces.** One full unobstructed side of the clear floor or ground space for a wheelchair shall adjoin another wheelchair clear floor space. If a clear floor space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearances shall be provided. (See Section 1138A.1.4).

**1140A.4 Mounting height.** The highest operable part of the telephone shall be within the reach ranges specified in Section 1138A.3 Figure 11A-11B. Telephones mounted diagonally in a corner that require wheelchair users to reach diagonally shall have the highest operable part no higher than 54 inches (1372 mm) above the floor. (See Figure 11A-11B).

**1140A.5 Enclosures.** If telephone enclosures are provided, they may overhang the clear floor space required in Sections 1140A.2 and 1140A.3 with the following limits:

- ~~1. **Side Reach Possible.** The overhang shall be no greater than 19 inches (483 mm). The height of the lowest overhanging part shall be equal to or greater than 27 inches (686 mm) above the floor.~~
- ~~2. **Full-height Enclosures.** Entrances to full-height enclosures shall be a minimum of 30 inches (762 mm) in width.~~
- ~~3. **Forward Reach Required.** If the overhang is greater than 12 inches (305 mm), then the clear width of the enclosure shall be 30 inches (762 mm) minimum; if the clear width of the enclosure is less than 30 inches (762 mm), then the height of the lowest overhanging part shall be equal to or greater than 27 inches (686 mm).~~

**1140A.5.1 Parallel Approach.** Where a parallel approach is provided, the distance from the edge of the telephone enclosure to the face of the telephone unit shall be 10 inches (254 mm) maximum.

**1140A.5.2 Forward Approach.** *Where a forward approach is provided, the counter may extend beyond the face of the telephone 20 inches (508 mm) maximum into the required clear floor or ground space and the enclosure may extend beyond the face of the telephone 24 inches (610 mm). If an additional 6 inches (152 mm) in width of clear floor space is provided, creating a clear floor space of 36 inches by 48 inches (914 mm by 1219 mm), the enclosure may extend more than 24 inches (610 mm) beyond the face of the telephone.*

**1140A.6 Equipment for hearing impaired people.** Telephones shall be equipped with a receiver that generates a magnetic field in the area of the receiver cap. A reasonable number of the public telephones provided, but always at least one on each floor or in each bank, whichever is more, in a building or facility, shall be equipped with a volume control. Such telephones shall be capable of a minimum of 12 dbA and a maximum of 18 dbA above normal. If an automatic reset is provided, 18 dbA may be exceeded. Public telephones with volume control shall be hearing aid compatible and shall be identified by a sign containing a depiction of a telephone handset with radiating sound waves. (See Figure 11A-11D).

**1140A.7 Text telephones (TTY).** If a total of four or more public pay telephones are provided at the interior and exterior of a site, and if at least one of the total number provided is located in an interior location, at least one interior public text telephone shall be provided.

**1140A.7.1 Signage.** Text telephones shall be identified by the International TTY symbol (see Figure 11A-11C). If a facility has a public text telephone, directional signage indicating the location of the nearest such telephone shall be placed adjacent to all banks of telephones that do not contain a text telephone. Such directional signage shall include the International TTY symbol. If a facility has no banks of telephones, the directional signage shall be provided at the entrance or in a building directory.

**1140A.7.2 Height.** *When in use, the touch surface of TTY keypads shall be 34 inches (864 mm) minimum above the finish floor.*

**1140A.8 Controls.** Telephones shall have push-button controls where service for such equipment is available.

**1140A.9 Cord length.** The cord from the telephone to the handset shall be at least 29 inches (737 mm) long.

**1140A.10 Telephone books.** If telephone books are provided, they shall be located in a position that complies with the reach ranges in ~~Figures 11A-1I and 11A-1J~~ Section 1138A.3.

**1140A.11 Shelf.** *Public pay telephones required to accommodate a portable TTY shall be equipped with a shelf and an electrical outlet within or adjacent to the telephone enclosure. The telephone handset shall be capable of being placed flush on the surface of the shelf. The shelf shall be capable of accommodating a TTY and shall have 6 inches (152 mm) minimum vertical clearance above the area where the TTY is to be placed.*

**NOTE:**

Authority Cited: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.3, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17927, 17928, 17959.6, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11 and 19990; and Government Code Section 12955.1.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

---

---

## **27. HCD proposes to amend Section 1141A “Accessible Swimming Pools”, as follows:**

### **SECTION 1141A ACCESSIBLE SWIMMING POOLS**

**1141A.1 General.** Swimming pools in common use areas shall comply with the provisions of this section and Chapter 31B.

**1141A.2 Swimming pool deck areas.** *Swimming pool deck areas must be accessible, and a mechanism to assist persons with disabilities gain entry into the pool and exit from the pool shall be provided. Such a mechanism may consist of a swimming pool lift device as long as the device ~~meets all of the following criteria:~~ complies with Section 1141A.3.*

**1141A.3 Swimming pool lifts.** *Swimming pool lifts shall comply with the following:*

**1141A.3.1 Lift location.** *Pool lifts shall be located where the water level is 36 inches (914 mm) minimum and 48 inches (1219 mm) maximum.*

**Exception:** *Where the entire pool depth is greater than 48 inches (1219 mm) or less than 36 inches (914 mm), compliance with Section 1141A.3.1 is not required.*

**1141A.3.2 Lift seats.** *The centerline of a swimming pool lift seat, in its raised position, shall be located over the deck and 16 inches (406 mm) minimum from the edge of the pool. The deck surface between the centerline of the seat and the pool edge shall have a slope not steeper than 1 unit vertical in 48 units horizontal. In addition, seats shall comply with the following:*

*1. Has a seat that meets all of the following:*

*4.1. The seat ~~must~~ shall be rigid;*

*4.2. The seat ~~must~~ shall be not less than 17 inches (432 mm) and not more than 19 inches (483 mm), inclusive of any cushioned surface that might be provided, above the pool deck, in its raised (load) position;*

*4.3. The seat ~~must~~ shall have two footrests and two armrests, which shall move with the seat. The armrest on the side of the seat by which access is gained shall be either removable or fold clear of the seat when the seat is in the raised (load) position;*

*4.4. The seat ~~must~~ shall have a back support that is at least 12 inches (305 mm) tall; ~~and~~*

*4.5. The seat ~~must~~ shall have an occupant restraint for use by the occupant of the seat and the restraint ~~must~~ shall meet the standards for operable controls in compliance with Section 1138A.4.4.*

*6. The seat shall be 16 inches (406 mm) wide minimum.*

*2. ~~Be capable of unassisted operation from both the deck and water levels.~~*

*3. ~~Be stable and not permit unintended movement when a person is getting into or out of the seat~~*

*4. ~~Be designed to have a live-load capacity of not less than 300 pounds~~*

*5. ~~Be positioned so that, if the pool has water of different depths, it will place the operator into water that is at least three feet (914 mm) deep.~~*

*6. ~~Be capable of lowering the operator at least 18 inches (457 mm) below the surface of the water.~~*

**1141A.3.3 Clear Deck Space.** *A clear deck space shall be provided parallel to the seat, on the side of the seat opposite the water. The space shall be 36 inches (914 mm) wide minimum and shall extend forward 48 inches (1219 mm) minimum from a line located 12 inches (305 mm) behind the rear edge of the seat. The clear deck space shall have a slope not steeper than 1 unit vertical in 48 units horizontal.*

**1141A.3.4 Lift operation.** *The lift shall be capable of unassisted operation from both the deck and water levels. Controls and operating mechanisms shall be unobstructed when the lift is in use and shall comply with Section 1138A.4.4. The lift shall be stable, not to permit unintended movement when a person is getting into or out of the seat, and shall be capable of lowering the operator at least 18 inches (457 mm) below the surface of the water. Single person swimming pool lifts shall be designed to have a live-load capacity of not less than 300 pounds (136 kg), and be capable of sustaining a static load of at least one and a half times the rated load.*

**NOTE:**

Authority Cited: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.3, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17927, 17928, 17959.6, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11 and 19990; and Government Code Section 12955.1.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

## **27A. No Change to Text of Section 1142A.**

### **SECTION 1142A ELECTRICAL RECEPTACLE, SWITCH AND CONTROL HEIGHTS**

**1142A.1 Receptacle heights.** *Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall be located no more than 48 inches (1219 mm) measured from the top of the receptacle outlet box nor less than 15 inches (381 mm) measured from the bottom of the receptacle outlet box to the level of the finished floor or working platform. If the reach is over a physical barrier or an obstruction (for example, a kitchen base cabinet), receptacles shall be located within the reach ranges specified in Section 1138A.3. Physical barriers and obstructions shall not extend more than 25 inches (635 mm) from the wall beneath the receptacle.*

*Receptacle outlets that do not satisfy these specifications are acceptable provided that comparable receptacle outlets, that perform the same functions, are provided within the same area and are accessible.*

**Exceptions:**

- 1. Receptacle outlets installed as part of permanently installed baseboard heaters are exempt.*
- 2. Required receptacle outlets shall be permitted in floors when adjacent to sliding panels or walls.*
- 3. Baseboard electrical outlets used in relocatable partitions, window walls or other electrical convenience floor outlets are not subject to the minimum height requirements.*
- 4. This section shall not apply to existing buildings when the enforcing agency determines that compliance with these standards would create an unreasonable hardship.*

**1142A.2 Switch and control heights.** *Controls or switches intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, alarms or cooling, heating and ventilating equipment shall be located no more than 48 inches (1219 mm) measured from the top of the outlet box nor less than 15 inches (381 mm) measured from the bottom of the outlet box to the level of the finished floor or working platform. If the reach is over a physical barrier or an obstruction (for example, a kitchen base cabinet) switches and controls shall be located within the reach ranges specified in Section 1138A.3. Physical barriers or obstructions shall not extend more than 25 inches (635 mm) from the wall beneath a switch or control.*

*Switches and controls that do not satisfy these specifications are acceptable provided that comparable controls or outlets, that perform the same functions, are provided within the same area and are accessible.*

---

---

## **28. HCD proposes to amend Section 1143A “Signage”, as follows:**

### **SECTION 1143A SIGNAGE**

**1143A.1 General.** *When signs and/or identification devices are provided they shall comply with this section. When both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs - one with visual, and one with tactile characters, shall be provided.*

**Exception:** *Signs need not be provided within dwelling units.*

**Note:** *See Section 1127A.7 for additional signage requirements applicable to sanitary facilities, and Section 1124A for additional signage requirements applicable to elevators.*

**1143A.2 Identification signs.** *When signs identify permanent rooms and spaces of a building or site, they shall comply with Sections 1143A.1, 1143A.5, 1143A.6, and 1143A.7.*

**Exception:** *Exterior signs that are not located at the door to the space they serve shall not be required to comply with Section 1143A.6.*

**1143A.3 Directional and informational signs.** *When signs direct to or give information about permanent rooms and spaces of a building or site, they shall comply with Section 1143A.5.*

**1143A.4 Accessibility signs.** *When signs identify, direct or give information about accessible elements and features of a building or site, they shall include the appropriate symbol of accessibility and shall comply with Section 1143A.5.*

**1143A.5 Visual characters.** Signs with visual characters shall comply with this section.

1. **Finish and contrast.** Characters and their background shall have a non-glare finish. Characters shall contrast with their background, either light on a dark background or dark on a light background.

2. **Character type.** Characters shall be uppercase, lowercase or a combination of both. Characters shall be conventional in form, and shall not be italic, oblique, script, highly decorative, or of other unusual forms.

3. **Proportions.** Characters on signs shall be selected from fonts where the width of the uppercase letter “O” is 60 percent minimum and 110 percent maximum of the height of the uppercase letter “I”.

4. **Character height.** Visual characters shall be sized in accordance with Table 1143A.5. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign. Character height shall be based on the uppercase letter “I”.

**TABLE 1143A.5  
VISUAL CHARACTER HEIGHT**

<b>HEIGHT TO FINISH FLOOR FROM BASELINE OF CHARACTER</b>	<b>HORIZONTAL VIEWING DISTANCE</b>	<b>MINIMUM CHARACTER HEIGHT</b>
40 inches (1016 mm) to less than or equal to 70 inches (1778 mm)	Less than 72 inches (1829 mm)	5/8 inch (15.9 mm)
	72 inches (1829 mm) and greater	5/8 inch (15.9 mm), plus 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 72 inches (1829 mm)
Greater than 70 inches (1778 mm) to less than or equal to 120 inches (3048 mm)	Less than 180 inches (4572 mm)	2 inches (51 mm)
	180 inches (4572 mm) and greater	2 inches (51 mm), plus 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 180 inches (4572 mm)
Greater than 120 inches (3048 mm)	Less than 21 feet (6401 mm)	3 inches (76 mm)
	21 feet (6401 mm) and greater	3 inches (76 mm), plus 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 21 feet (6401 mm).

5. **Height from finish floor.** Visual characters shall be 40 inches (1016 mm) minimum above the finish floor.

**Exceptions:**

1. Visual characters indicating elevator car controls.
2. Floor-level exit signs complying with Chapter 10, Section 1011.6.

6. **Stroke thickness.** Stroke thickness of the uppercase letter “I” shall be 10 percent minimum and 20 percent maximum of the height of the character.

7. **Character spacing.** Character spacing shall be measured between the two closest points of adjacent characters, excluding word spaces. Spacing between individual characters shall be 10 percent minimum and 35 percent maximum of character height.

8. **Line spacing.** Spacing between the baselines of separate lines of characters within a message shall be 135 percent minimum and 170 percent maximum of the character height.

9. **Character format.** Text shall be in a horizontal format.

**1143A.6 Raised characters and pictorial symbol signs.** When raised characters are required or when pictorial symbols (pictograms) are used on such signs, they shall comply with this section. Raised characters and pictorial symbols shall be duplicated in braille complying with Section 1143A.7.

1. **Character type.** Raised characters on signs shall be 1/32 inch (0.8 mm) minimum above their background. Characters shall be sans serif uppercase, and shall not be italic, oblique, script, highly decorative, or of other unusual forms.

2. **Character height.** Character height measured vertically from the baseline of the character shall be 5/8 inch (15.9 mm) minimum and 2 inches (51 mm) maximum based on the height of the uppercase letter "I".

3. **Character format.** Characters and Braille shall be in a horizontal format.

4. **Proportions.** Raised characters on signs shall be selected from fonts when the width of the uppercase letter "O" is 60 percent minimum and 110 percent maximum of the height of the uppercase letter "I".

5. **Stroke thickness.** Stroke thickness of the uppercase letter "I" shall be 15 percent maximum of the height of the character.

6. **Character Spacing.** Character spacing shall be measured between the two closest points of adjacent raised characters within a message, excluding word spaces. When characters have rectangular cross sections, spacing between individual raised characters shall be 1/8 inch (3.2 mm) minimum and 4 times the raised character stroke width maximum. When characters have other cross sections, spacing between individual raised characters shall be 1/16 inch (1.6 mm) minimum and 4 times the raised character stroke width maximum at the base of the cross sections, and 1/8 inch (3.2 mm) minimum and 4 times the raised character stroke width maximum at the top of the cross sections. Characters shall be separated from raised borders and decorative elements 3/8 inch (9.5 mm) minimum.

7. **Line Spacing.** Spacing between the baselines of separate lines of raised characters within a message shall be 135 percent minimum and 170 percent maximum of the raised character height.

8. **Location.** When a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. When a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. When a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. When there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (457 mm) minimum by 18 inches (457 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. When permanent identification signage is provided for rooms and spaces they shall be located on the approach side of the door as one enters the room or space. Signs that identify exits shall be located on the approach side of the door as one exits the room or space.

**Exception:** Signs with tactile characters shall be permitted on the push side of doors without adjacent wall spaces, provided that doors are equipped with closers, but without hold-open devices. This exception does not apply to double-acting (swinging) doors.

9. **Height.** Signs with raised characters shall be located 48 inches (1219 mm) minimum above the finish floor, measured from the baseline of the lowest Braille cells and 60 inches (1524 mm) maximum above the finish floor, measured from the baseline of the highest line of raised characters.

**Exception:** Tactile characters for elevator car controls shall not be required to comply with this section.

10. **Pictorial symbol signs (pictograms).** Pictorial symbol signs (pictograms) shall be accompanied by a text description located directly below the pictogram field. The text description shall comply with Sections 1143A.6 and 143A.7. The outside dimension of the pictogram field shall be a minimum of 6 inches (152 mm) in height. Characters and braille shall not be located in the pictogram field.

**1143A.7 Braille.** Contracted Grade 2 Braille shall be used wherever Braille is required in other portions of these standards.

**1143A.7.1 Dimensions and capitalization.** Braille dots shall have a domed or rounded shape and shall comply with Table 1143A.7.1. The indication of an uppercase letter or letters shall only be used before the first word of sentences, proper nouns and names, individual letters of the alphabet, initials, and acronyms.



**1143A.7.2 Position.** Braille shall be positioned below the corresponding text in a horizontal format, flush left or centered. If text is multi-lined, braille shall be placed below the entire text. Braille shall be separated 3/8 inch (9.5 mm) minimum and 1/2 inch (12.7 mm) maximum from any other tactile characters and 3/8 inch (9.5 mm) minimum from raised borders and decorative elements.

**Exception:** Braille provided on elevator car controls shall be separated 3/16 inch (4.8 mm) minimum and shall be located directly below the corresponding raised characters or symbols.

**TABLE 1143A.7.1 BRAILLE DIMENSIONS**

<b>Measurement Range</b>	<b>Minimum in Inches Maximum in Inches</b>
<i>Dot base diameter</i>	0.059 (1.5 mm) to 0.063 (1.6 mm)
<i>Distance between two dots in the same cell<sup>1</sup></i>	0.100 (2.5 mm)
<i>Distance between corresponding dots in adjacent cells<sup>1</sup></i>	0.300 (7.6 mm)
<i>Dot height</i>	0.025 (0.6 mm) to 0.037 (0.9 mm)
<i>Distance between corresponding dots from one cell directly below<sup>1</sup></i>	0.395 (10 mm) to 0.400 (10.2 mm)
<sup>1</sup> Measured center to center.	

**1143A.8 Symbols of accessibility.** Symbols of accessibility and their background shall have a non-glare finish. Symbols of accessibility shall contrast with their background with either a light symbol on a dark background or a dark symbol on a light background. Symbols of accessibility shall comply with the following:

- 1. International Symbol of Accessibility.** The "International Symbol of Accessibility" shall consist of a white figure on a blue background. ~~The blue shall be Color No. 15090 in Federal Standard 595B.~~ (See Figure 11A-1A).
- 2. International Symbol of TTY.** (See Figure 11A-11C).
- 3. Volume Control Telephones.** (See Figure 11A-11D).
- 4. Assistive Listening Systems.** (See Figure 11A-11E).
- 5. Cleaner Air Symbol.** (See Chapter 11B).
- 6. Toilet and Bathing Facilities Geometric Symbols.** (See Section 1127A.7).

**NOTE:**

Authority Cited: Health and Safety Code Sections 17040, 17050, 17920.9, 17921, 17921.3, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17927, 17928, 17959.6, 18300, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11 and 19990; and Government Code Section 12955.1.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

## **28A. No Change to Text of Section 1150A.**

### **Division VI — SITE IMPRACTICALITY TESTS**

#### **Division VI Table of Contents**

##### *Section 1150A Site Impracticability Tests*

*Test No. 1 – Individual Building Test*

*Test No. 2 – Site Analysis Test*

*Test No. 3 – Unusual Characteristics Test*

### **SECTION 1150A SITE IMPRACTICALITY TESTS**

**1150A.1 General.** Covered multifamily dwellings in buildings without an elevator, located on sites with difficult terrain conditions or unusual characteristics, may employ the site impracticability tests in this division for determining the accessibility and adaptability provisions required by this chapter.

Except as provided for in Section 1102A.3.1, the provisions of this section do not apply to multistory dwelling units in nonelevator buildings.

#### **SINGLE BUILDING WITH ONE COMMON (LOBBY) ENTRANCE**

*The following may only be used for determining required access to covered multifamily dwelling units, in a single building with one common (lobby) entrance, located on a site with difficult terrain conditions or unusual characteristics:*

*All ground floor units in nonelevator buildings shall be adaptable and on an accessible route unless an accessible route to the common (lobby) entrance is not required as determined by Test No. 1, Individual Building Test, or Test No. 3, Unusual Characteristics Test, as described in this section.*

*Sites where either Test No. 1 or Test No. 3 is used and it is determined that an accessible route to the common (lobby) entrance is not required, at least 20 percent of the ground floor dwelling units shall comply with Division IV, and all remaining ground floor dwelling units shall comply with the features listed in Section 1150A.2 unless exempted by Test No. 3, Unusual Characteristics Test.*

*Test No. 1-- Individual Building Test may only be used if the site has terrain over 15 percent slope.*

*Test No. 3 -- Unusual Characteristics Test may be used if applicable.*

**Provisions to Test Nos. 1 and 2.** Where a building elevator is provided only as means of creating an accessible route to covered multifamily dwelling units on a ground floor, the building is not considered to be an elevator building for purposes of this code; hence, only the ground floor dwelling units would be covered.

#### **TEST NO. 1 – INDIVIDUAL BUILDING TEST**

*It is not required by this code to provide an accessible route when the terrain of the site is such that both of the following apply:*

- 1. The slopes of the undisturbed site measured between the planned entrance and all vehicular or pedestrian arrival points within 50 feet (15 240 mm) of the planned entrance exceed 15 percent; and*
- 2. The slopes of the planned finished grade measured between the entrance and all vehicular or pedestrian arrival points within 50 feet (15 240 mm) of the planned entrance also exceed 15 percent.*

*If there are no vehicular or pedestrian arrival points within 50 feet (15 240 mm) of the planned entrance, the slope for the purposes of Test No. 1 will be measured to the closest vehicular or pedestrian arrival point.*

*For purposes of these requirements, vehicular or pedestrian arrival points include public or resident parking areas, public transportation stops, passenger loading zones and public streets or sidewalks. To determine site impracticability, the slope would be measured at ground level from the point of the planned entrance on a straight line to (1) each vehicular or pedestrian arrival point that is within 50 feet (15 240 mm) of the planned entrance, or (2) if there are no vehicular or pedestrian arrival points within the specified area, the vehicular or pedestrian arrival point closest to the planned entrance. In the case of sidewalks, the closest point to the entrance will be where a public sidewalk entering the site intersects with the walk to the entrance. In the case of resident parking areas, the closest point to the planned*



entrance will be measured from the entry point to the parking area that is located closest to the planned entrance.

## **TEST NO. 2 – SITE ANALYSIS TEST**

For a site having multiple buildings, or a site with a single building with multiple entrances, it is not required to provide an accessible route to all ground floor units under the following conditions:

1. Calculate the percentage of the total buildable area of the undisturbed site with a natural grade less than 10- percent slope. The analysis of the existing slope (before grading) shall be done on a topographic survey with 2-foot (610 mm) contour intervals with slope determination made between each successive interval. The accuracy of the slope analysis shall be certified by a licensed engineer, landscape architect, architect or surveyor.
2. Determine the requirement of providing an accessible route to planned multifamily dwellings based on the topography of the existing natural terrain. The minimum percentage of ground floor units required on an accessible route shall equal the percentage of the total buildable area (not restricted-use areas) of the undisturbed site with an existing natural grade of less than 10-percent slope. In no case shall less than 20 percent of the ground floor dwelling units be on an accessible route and comply with the provisions of Division IV.
3. In addition to the percentage established in paragraph (2), all additional ground floor units in a building, or ground floor units served by a particular entrance, that fall within an 8.33-percent slope between their planned entrances and an arrival point, shall be on an accessible route and comply with the provisions of Division IV.
4. All additional ground floor units in a building, or ground floor units served by a particular entrance, not on an accessible route shall comply with the features listed in Section 1150A.2.

## **TEST NO. 3 – UNUSUAL CHARACTERISTICS TEST**

Unusual characteristics include sites located in a state or federally designated floodplain or coastal high-hazard areas and sites subject to other similar requirements of law or code that require the lowest floor or the lowest structural member of the lowest floor be designed to a specified level at or above the base flood elevation. An accessible route to a building entrance is impractical due to unusual characteristics of the site when:

1. The original site characteristics result in a difference in finished grade elevation exceeding 30 inches (762 mm) and 10 percent measured between an entrance and all vehicular or pedestrian arrival points within 50 feet (15 240 mm) of the planned entrance; or
2. If there are no vehicular or pedestrian arrival points within 50 feet (15 240 mm) of the planned entrance, the unusual characteristics result in a difference in finished grade elevation exceeding 30 inches (762 mm) and 10 percent measured between an entrance and the closest vehicular or pedestrian arrival point.

### **1150A.2 Additional requirements for Section 1150A.**

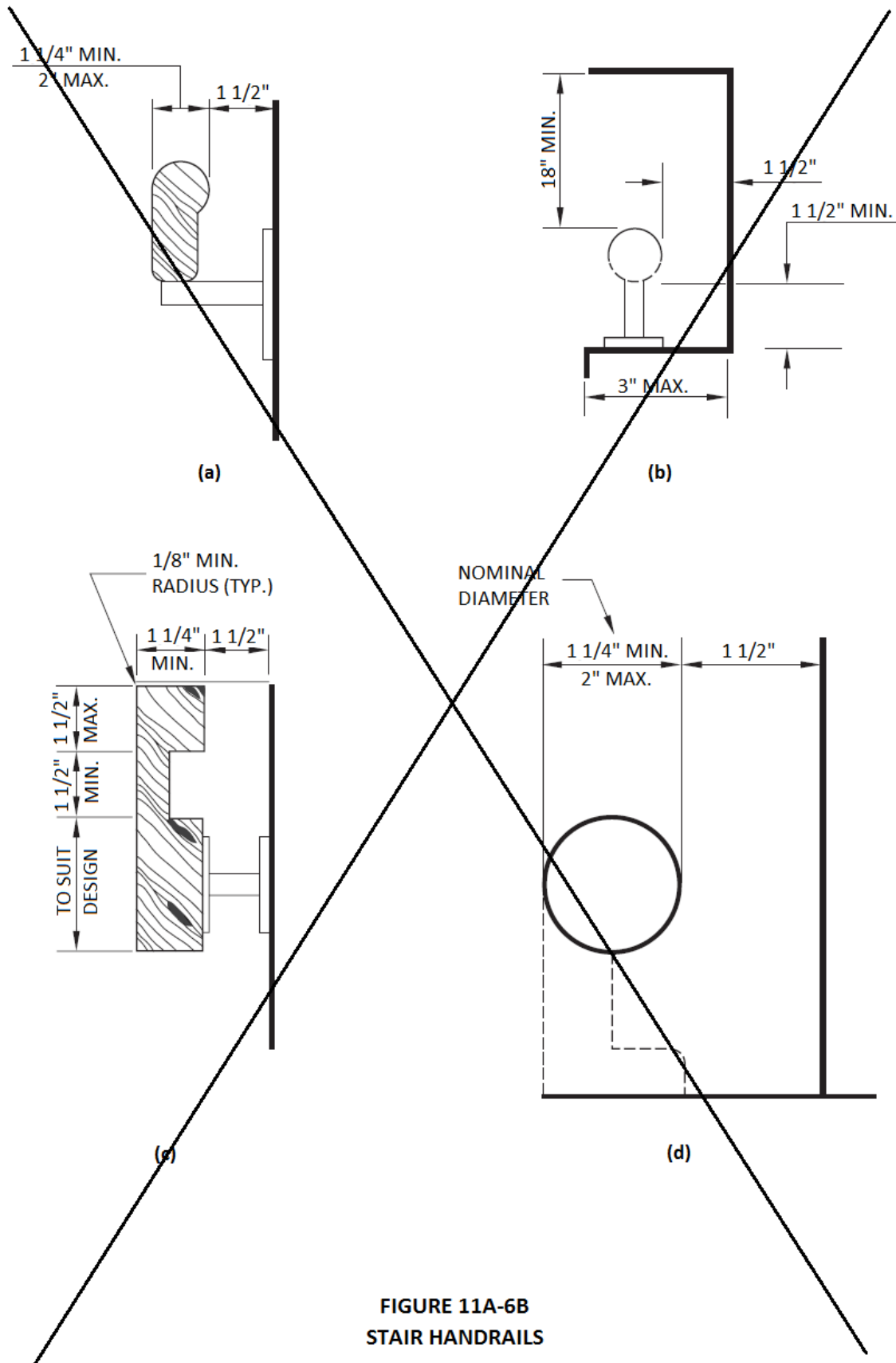
All other ground floor dwelling units in nonelevator buildings shall be made to comply with the following requirements:

1. Grab bar reinforcement: see Section 1134A.
2. Thirty-two inch (813 mm) clear door interior opening width: see Section 1132A.3.
3. Lever hardware: see Section 1132A.8.
4. Door signal devices: see Section 1132A.10.
5. Clear space by doors: see Chapters 10 and 11A.
6. Minimum 15-inch (381 mm) water closet seat height: see Section 1134A.7, Item 3.
7. Electrical receptacle outlet height: see Section 1136A.
8. Lighting and environmental control height: see Section 1136A.
9. Faucet controls: see Section 1134A.8, Item 7.
10. Water closet, bathtub and lavatory minimum space requirements: see Section 1134A.
11. Removable cabinets under the kitchen sink counter area: see Section 1133A.3.

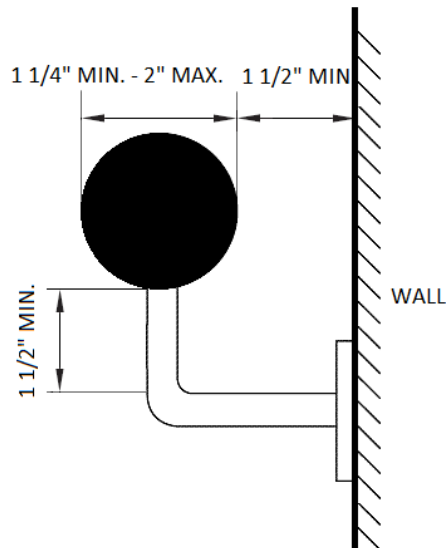
## **29. HCD proposes to amend Division VII – FIGURES as follows:**

### ***Division VII – FIGURES***

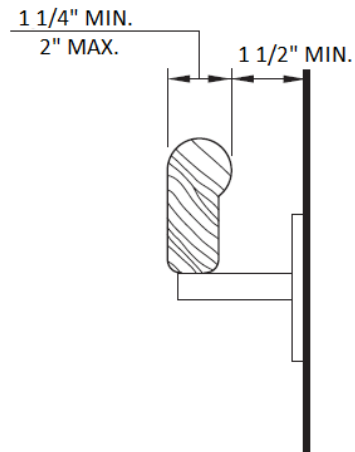
*Diagrams illustrate the specific requirements of these regulations and are intended only as an aid for building design and construction. Diagrams are not to scale.*



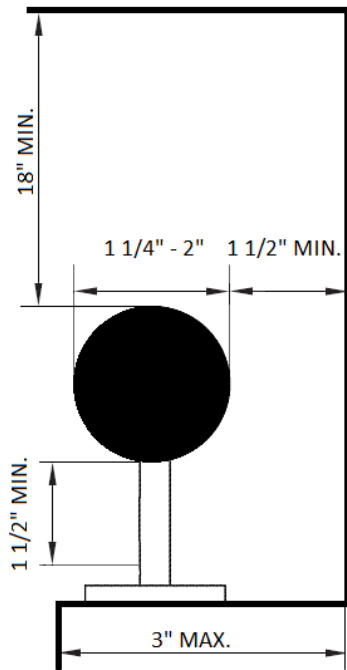
**FIGURE 11A-6B  
STAIR HANDRAILS**



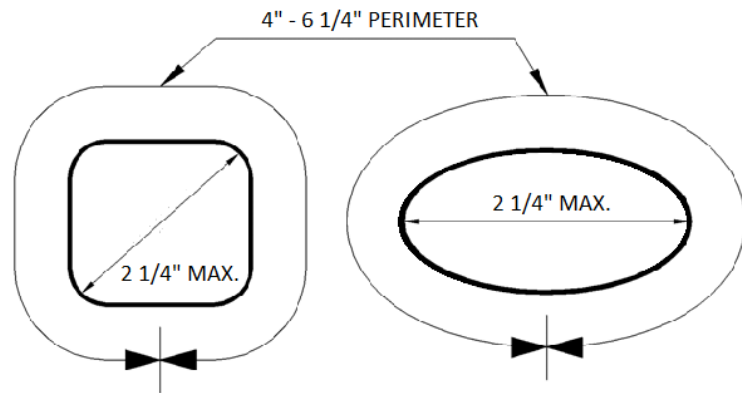
(a) HANDRAILS WITH CIRCULAR CROSS SECTION



HANDRAILS WITH EQUIVALENT GRIPPING SURFACES

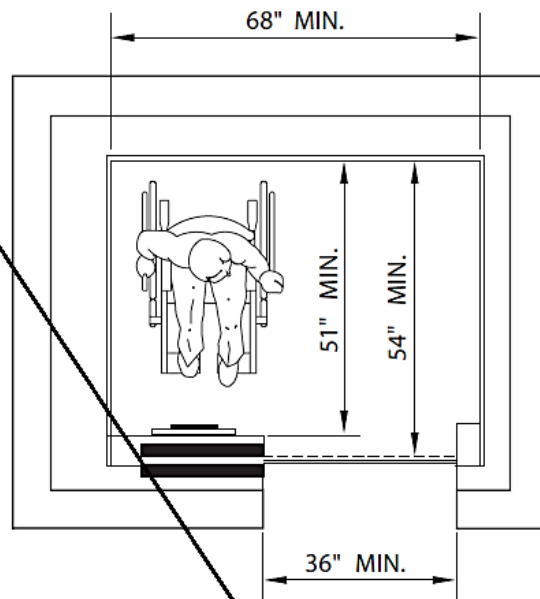


(c) HANDRAILS LOCATED IN A RECESS

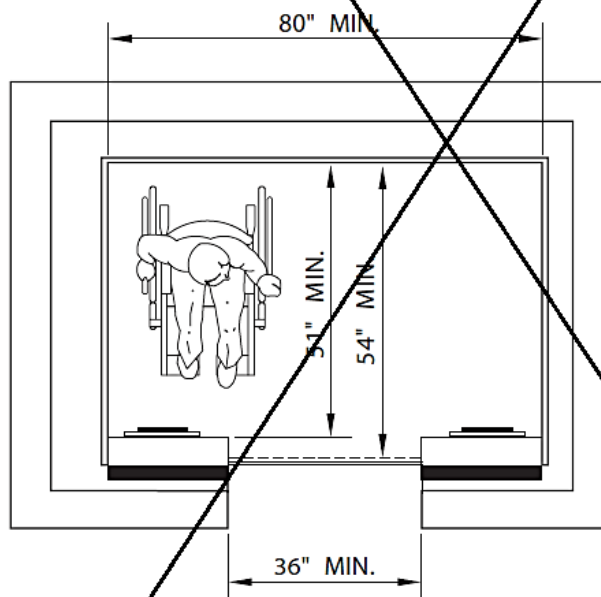


(d) HANDRAILS WITH NON-CIRCULAR CROSS SECTION

FIGURE 11A-6B  
HANDRAILS

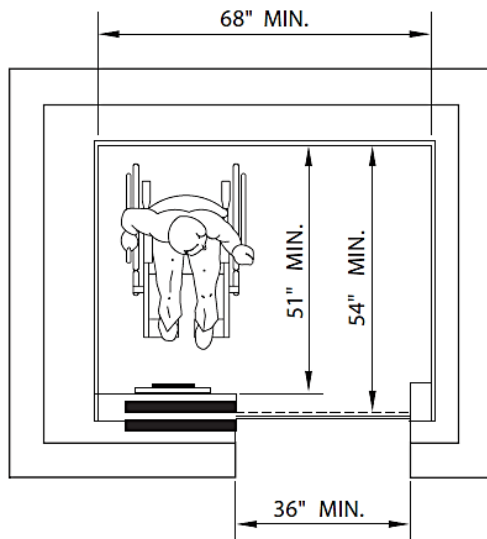


(a) SIDE OPENING DOOR

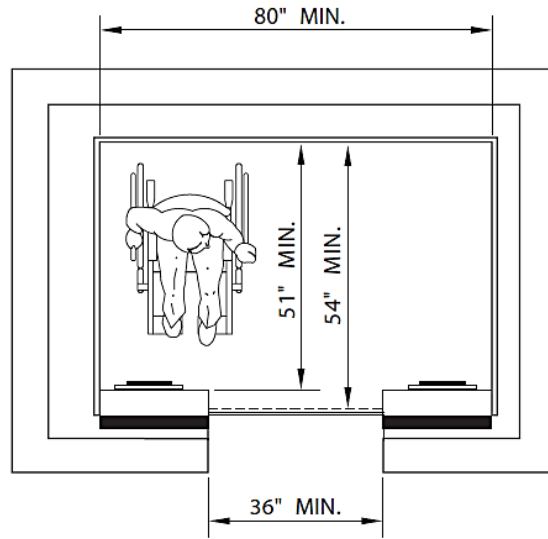


(b) CENTER OPENING DOOR

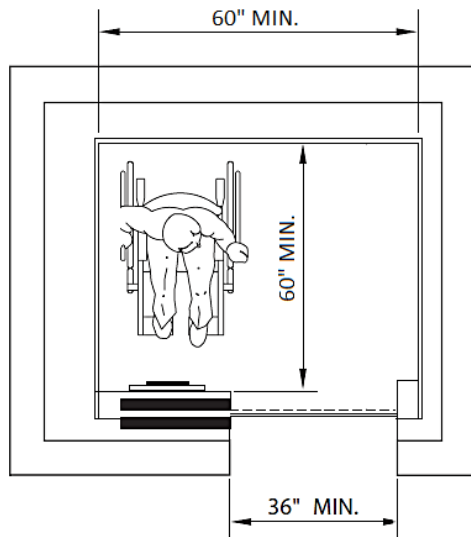
**FIGURE 11A-7A**  
**MINIMUM DIMENSIONS OF ELEVATOR CARS**



(a) SIDE OPENING DOOR



(b) CENTER OPENING DOOR



(c) DOOR AT ANY LOCATION

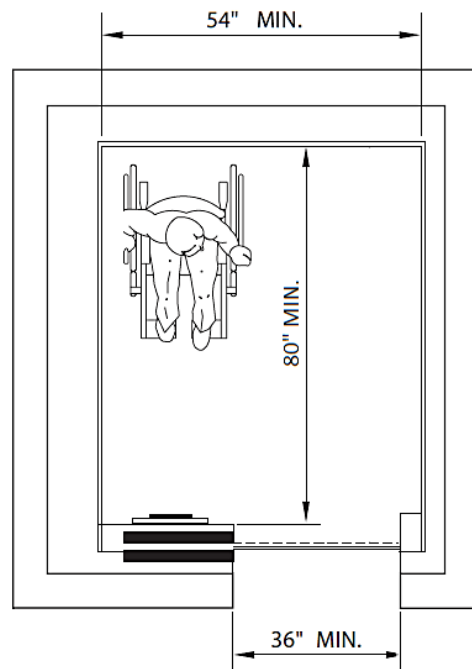
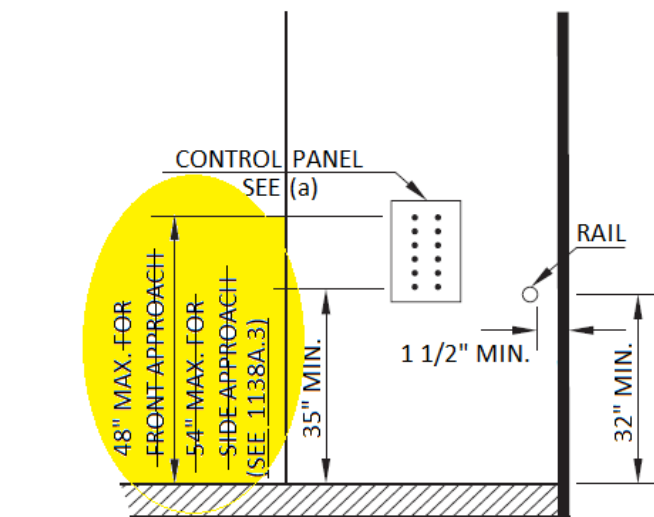
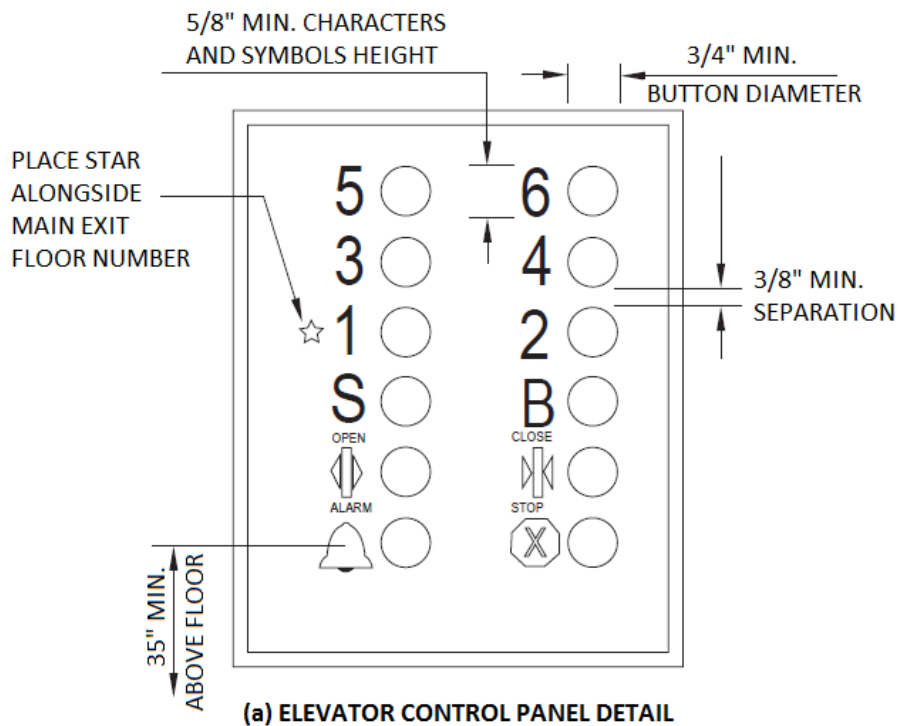
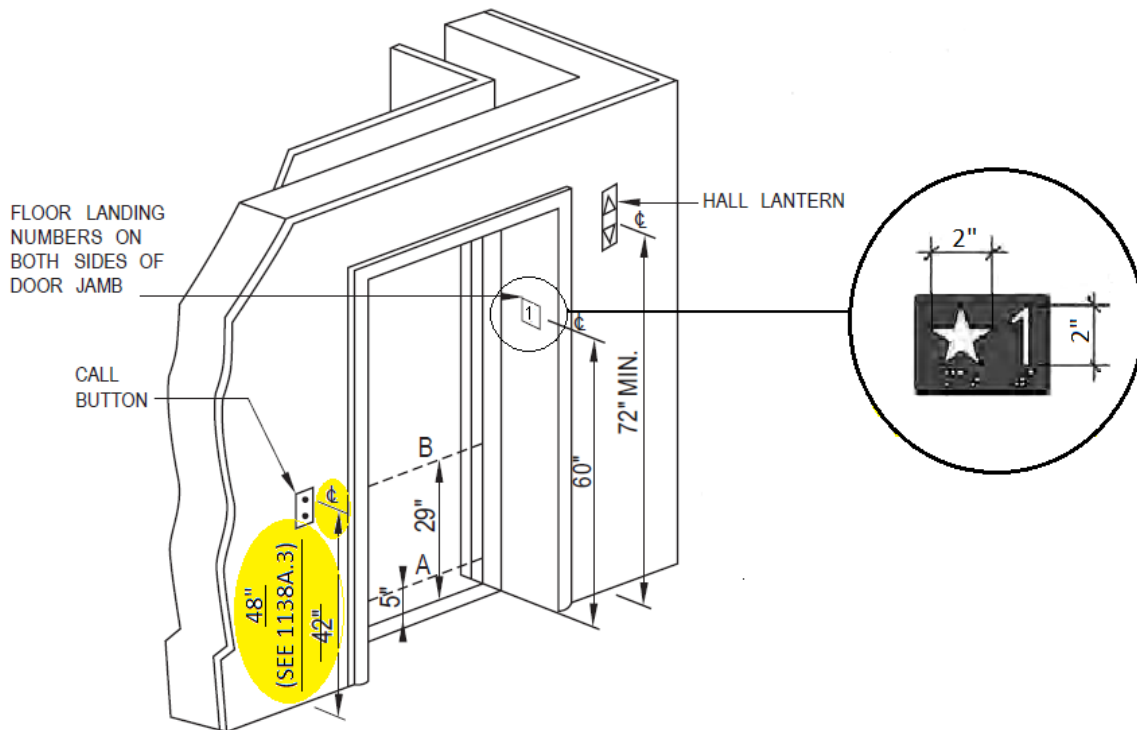


FIGURE 11A-7A  
MINIMUM DIMENSIONS OF ELEVATOR CARS



(b) MAXIMUM INSTALLATION HEIGHTS ABOVE CAB FLOOR

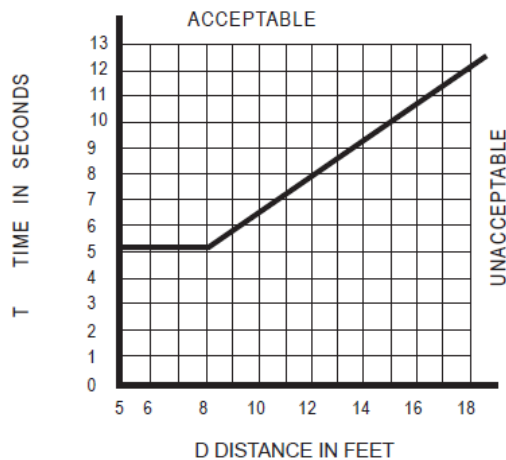
**FIGURE 11A-7B  
ELEVATOR CONTROL PANEL**



**NOTE:**

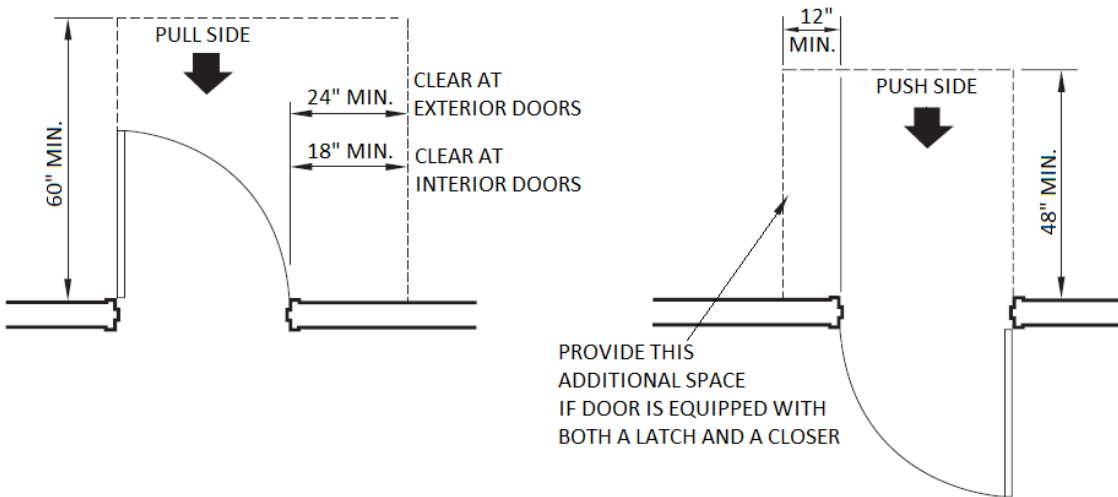
THE AUTOMATIC DOOR REOPENING DEVICE IS ACTIVATED IF AN OBJECT PASSES THROUGH EITHER LINE A OR LINE B. LINE A AND LINE B REPRESENT THE VERTICAL LOCATION OF THE DOOR REOPENING DEVICE NOT REQUIRING CONTACT.

**FIGURE 11A-7C  
HOISTWAY AND ELEVATOR ENTRANCES**

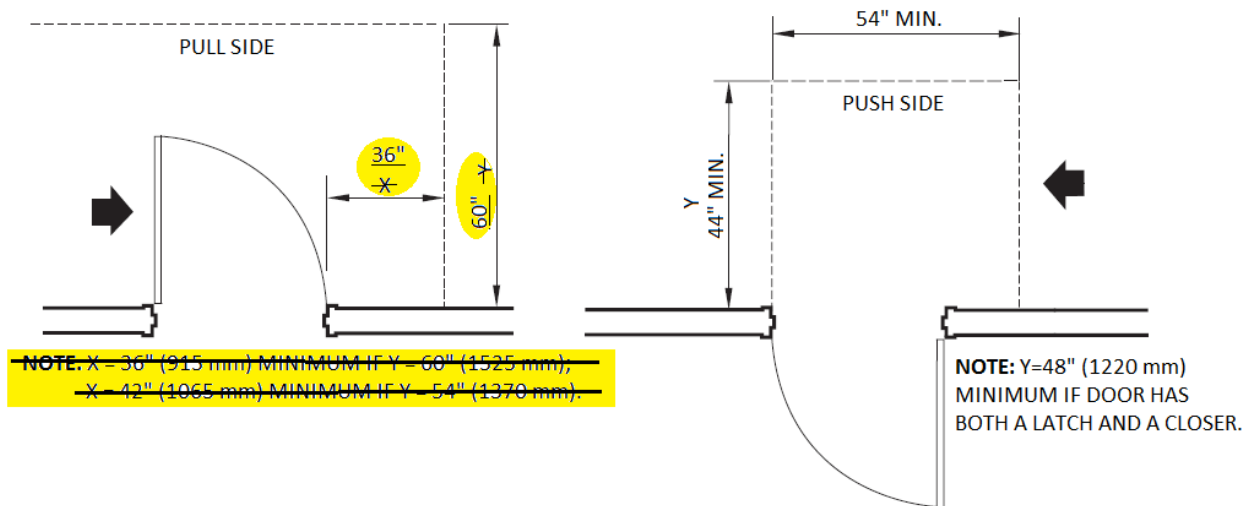


**FIGURE 11A-7D  
GRAPH OF TIMING EQUATION**



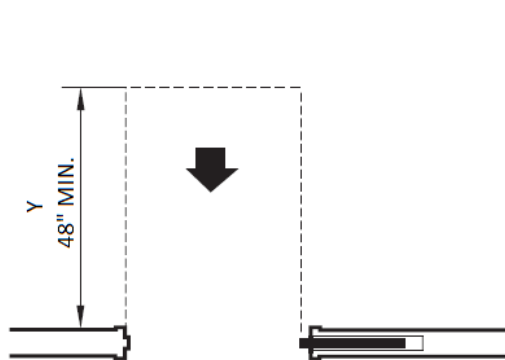
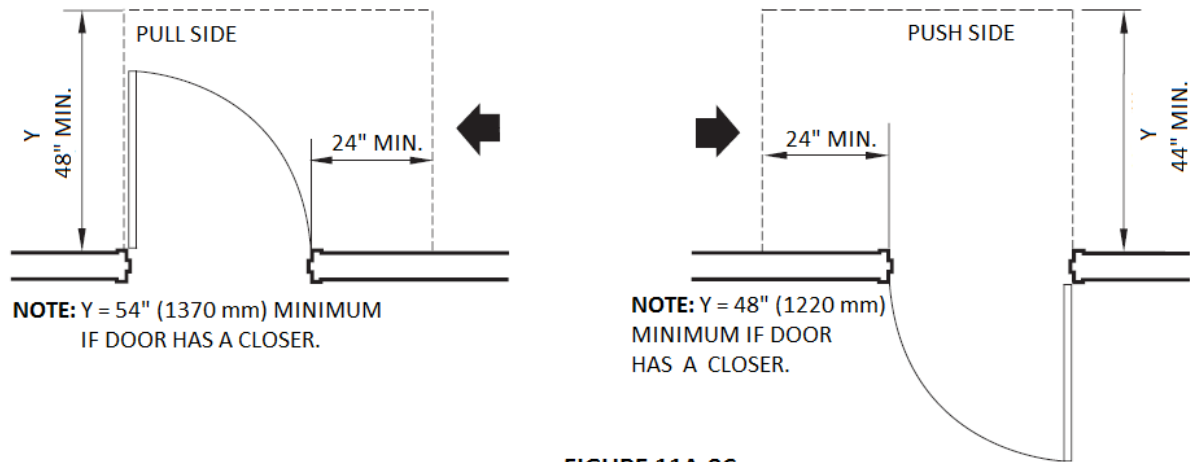


**FIGURE 11A-8A**  
**FRONT APPROACHES - SWINGING DOORS**



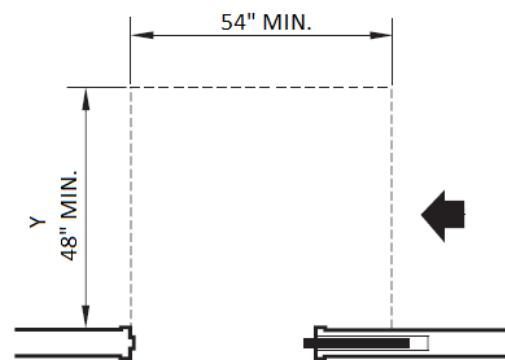
**FIGURE 11A-8B**  
**HINGE SIDE APPROACHES - SWINGING DOORS**

**LEVEL MANEUVERING CLEARANCE AT DOORS**



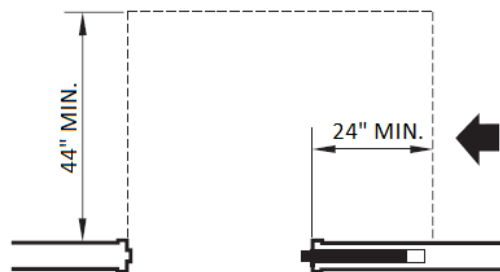
**FIGURE 11A-8D**

FRONT APPROACH - SLIDING AND FOLDING DOORS



**FIGURE 11A-8E**

SLIDE SIDE APPROACH - SLIDING AND FOLDING DOORS



**FIGURE 11A-8F**

LATCH SIDE APPROACH - SLIDING DOORS AND FOLDING DOORS

### LEVEL MANEUVERING CLEARANCE AT DOORS (Continued)